Site Condition Report – EPR/FP3628SH/P001

Brains Farm Anaerobic Digestion Facility

Japan Environmental Development and Investment UK Limited

CRM.0169.001.PE.R.004

'Experience and expertise working in union'

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Site Condition Report - EPR/FP3628SH/P001

Project:	Brains Farm Anaerobic Digestion Facility
For:	Japan Environmental Development and Investment UK Limited
Status:	FINAL
Date:	January 2024
Author:	Daniel Mills, Senior Permitting Consultant
Reviewer:	Peter Cumberlidge, Director

Contents

Tables and Figures

Drawings and Appendices

1.0 Introduction

1.1 Background

1.1.1 This Site Condition Report (SCR) has been completed to support the Bespoke Environmental Permit Application for an Anaerobic Digestion (AD) Facility by Japan Environmental Development and Investment UK (the 'Operator') at Brains Farm Anaerobic Digestion Facility, Moor Lane, Wincanton, Somerset, BA9 9RA (the 'Site'). This report has been prepared in response to Question 5b on the Environment Agency's Part B2 application form. The permit application reference is EPR/FP3628SH/P001.

1.2 Report Context

1.2.1 This SCR describes and records the condition of the land included within this Permit at the time of Permit application. In accordance with Environment Agency Guidance H5: Site Condition Report – Guidance and Templates, Version 3.0 April 2013, Section 3 of this report contains the completed Environment Agency SCR template parts 1-3 with further detail and supporting information on the condition of the land and activities on the Site included in sections 4 and 5.

1.2.2 The primary objective of this SCR is to describe the environmental setting of the Site and to create a baseline against which to assess whether deterioration of the Site has occurred during the operational life of the Permit.

1.2.3 This SCR will be updated to include any changes to the activities on the Site, the measures to be taken to protect the land and details of any pollution incidents that may have impacted on the land (including their remediation), throughout the operational life of the Site.

1.3 Site Location

1.3.1 The Facility is located at:

Brains Farm Anaerobic Digestion Facility
Moor Lane
Wincanton
Somerset
BA9 9RA

Figure 1.3.1: Site Location

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1.3.2 The National Grid Reference (NGR) for the centre of the Site is approximately ST 71892 27406. The proposed Facility covers an area of approximately 2.8 hectares.

1.3.3 The Site currently comprises a combination of arable agricultural land, agricultural buildings, a residential property, concrete hardstanding and drainage ditches. The Site is bound by Moor Lane to the north with a pond, recreational sports fields and tennis courts beyond. The Site is also bound by Moor Lane to the East with agricultural fields beyond the road. The south and west of the Site is bound by agricultural fields.

1.3.4 The town of Wincanton is located approximately 537m northwest of the Site. The nearest residential property to the proposed Facility, will be the residential properties at Forget Me Not farm located immediately adjacent to the Site's southern boundary.

1.4 Permitted Activities

1.4.1 The listed activities proposed within this permit application are in accordance with the Environmental Permitting (England and Wales) Regulations 2016 (as amended). Schedule 1 listed activities and Directly Associated Activities (DAAs) are summarised in Table 1.4.1 below.

Table 1.4.1: Regulated Activities

Activity	Description of Activity and WFD Annex I and Annex II operations	Limits of specified activity and waste types
Activity Listed in Schedule 1 of EPR		
Part A (1) Section 5.4 Part A()1) (b)(i)	**R13:** Storage of wastes pending the operations numbered R1, R3 and D10.	Total capacity of 50 000 tonnes per annum.

Activity	Description of Activity and WFD Annex I and Annex II operations	Limits of specified activity and waste types
Anaerobic Digestion Plant – Recovery or a mix of recovery and disposal of non-hazardous waste with a capacity exceeding 75 tonnes per day (or 100 tonnes per day if the only waste treatment is anaerobic digestion) involving one or more of the following activities, and excluding activities covered by Council Directive 91/217/EEC- (i) biological treatment	**R3:** Recycling or reclamation of organic substances that are not used as solvents.	Daily treatment capacity of 172 tonnes per day.
Directly Associated Activities		
DAA 1 Storage of waste pending recovery or disposal	**R13:** Storage of waste pending the operations numbered R1 and R3 (excluding the temporary storage, pending collection, on the site where it is produced).	From the receipt of permitted waste to pre-treatment and despatch for anaerobic digestion on site. Storage of layer and broiler litter and pig/cattle manure with straw on an impermeable surface with sealed drainage and a cover. Storage of vegetable and fruit waste on an impermeable surface with sealed drainage and a cover.
DAA 2 Physical treatment for the purpose of recycling	**R3:** Recycling or reclamation of organic substances which are not used as solvents	From the receipt of waste to despatch for anaerobic digestion and/or off site for recovery. Pre-treatment of waste on an impermeable pavement with sealed drainage including shredding, sorting, screening, mixing,

Activity	Description of Activity and WFD Annex I and Annex II operations	Limits of specified activity and waste types
		compaction, crushing and maceration. Gas cleaning by biological or physical (carbon filtration) or chemical scrubbing.
DAA 3 Heat and electrical power supply	**R1:** Use Principally as a fuel to generate energy	From the receipt of biogas produced at the on-site anaerobic digestion process to combustion with the release of combustion gases. Combustion of biogas within one auxiliary boiler with a thermal input of 577kW.
DAA 4 Combustion of natural gas in a combined heat and power (CHP) unit	Combustion of natural gas within a CHP unit to generate electricity and heat	Combustion of natural gas within one (CHP) with a thermal input of 2.11MWth.
DAA 5 Emergency flare operation	**D10:** Incineration on land	From the receipt of biogas produced at the on-site anaerobic digestion process with the release of combustion gas. Use of one auxiliary flare required only during periods of breakdown or maintenance of the biogas upgrading plant and/or back up biogas boiler.
DAA 6 Combustion of diesel in an emergency generator	Combustion of diesel within a emergency diesel generator	Combustion of diesel within one emergency generator with a thermal input of 410kWth For use only in an emergency <50 hours per annum.
DAA 7 Gas Upgrading	Upgrading of biogas to biomethane (including the removal of moisture and other substances such as carbon dioxide, hydrogen sulphide and Volatile organic compounds) for injection	From the receipt of biogas produced at the on-site anaerobic digestion process for injection into the National Grid. This includes return of off-specification biogas for combustion to the on-site, back up boiler and/or emergency flare.
DAA 8 Biogas Storage	**R13:** Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage,	From the receipt of biogas produced at the on-site anaerobic digestion process to despatch for use within the facility.

Activity	Description of Activity and WFD Annex I and Annex II operations	Limits of specified activity and waste types
	pending collection, on the site where it is produced)	
DAA 9 Raw material storage	Storage of raw materials including lubrication oils, antifreeze, propane, ferric chloride, activated carbon	From the receipt of raw materials to despatch for use within the facility.
DAA 10 Digestate Storage	Storage of liquid digestate derived from the anaerobic digestion of manures, vegetable peelings and straw only	From the receipt of processed digestate produced from the on-site anaerobic digestion process to despatch for use off site. Storage of processed liquid digestate in the on-site covered 4200m³ digestate lagoon. Storage of processed solid digestate
DAA 11 Surface water and groundwater collection and storage	Collection and storage of uncontaminated site surface rainwater	From the collection of uncontaminated roof and site surface water from non-operational areas only to reuse within the facility.
DAA 12 Process water collection and storage	Collection and storage of process water in one of 3no. 45 000l storage tanks	From the collection of effluent from the storage of waste to re-use within the facility.

1.4.2 Operating techniques are detailed in the Operating Techniques and Monitoring Plan (OTMP) referenced CRM.0169.001.PE.R.006.

1.5 Non-Permitted Activities

1.5.1 The Operator is not proposing to undertake any activities at the site other than those which will be included in the Environmental Permit. All activities will be carried out within the permit boundary.

2.0 Objectives of the Site Condition Report

2.1 Objectives

2.1.1 A Site Condition Report is required under the Environmental Permitting (England and Wales) Regulations 2016 (as amended 2018) where there may be a potentially significant risk to land or groundwater.

2.1.2 The objectives of the SCR are to:

- Describe and record the condition of the land, water and groundwater at the point at which the Permit application is made;
- Identify the environmental setting and land pollution history of the Site;
- Identify any additional activities that will be undertaken at the Site that may lead to pollution; and
- Identify and assess the preventative measures that will be in place to protect the land.

2.1.3 This SCR will act as a baseline point of reference at the start of operational use of the land associated with this Permit, so that at the time of Permit surrender a decision can be made as to whether there has been any incidents or site contamination caused during the operational phase of activities, which must be addressed.

2.1.4 The Operator shall ensure that procedures are implemented in order that the operational phase of the SCR can be completed and that the necessary data is collected to demonstrate the land is in a 'satisfactory state' at time of Permit variation following the 'lifetime approach'.

3.0 Application Site Condition Report

3.1 Site Condition Report Summary

Table 3.1.1: Site Details

Site Details	
Name of the applicant	Japan Environmental Development and Investment UK Limited
Activity address	Brains Farm Anaerobic Digestion Facility Moor Lane Wincanton Somerset BA9 9RA
National grid reference	ST 71892 27406
Document reference and dates for Site Condition Report at permit application and surrender	CRM.0169.001.PE.R.004 – Site Condition Report
Document references for site plans (including location and boundaries)	CRM0169001-ENZ-XX-XX-DR-T-0001 – Site location plan SA48969-BRY-ST-PL-A-0005_ – Proposed site plan Contained within the drawings section of this application

Table 3.1.2: Condition of the Land at Permit Issue

Condition of the land at permit issue	
Environmental setting including: • **Geology** • **Hydrogeology** • **Surface waters**	Details on the geology, hydrogeology and hydrology are provided in sections 4.2, 4.3, 4.4 and 4.5 of this SCR
Pollution history including: • **Pollution incidents that may have affected land** • **Historical land-uses and associated contaminants** • **Any visual/olfactory evidence of existing contamination** • **Evidence of damage to pollution prevention measures**	Details of the Pollution History are provided within Sections 4.7, 4.8 and 4.9 of this SCR
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	N/a
Baseline soil and groundwater reference data	N/a
Supporting information	

Table 3.1.3: Permitted Activities

Permitted activities	
Permitted activities	Details are provided within Section 1.4 of this SCR.
Non-permitted activities undertaken	Details are provided within Section 1.5 of this SCR.
Document references for: • **Plan showing activity layout; and** • **Environmental risk assessment**	7599/02/04 Rev E – Engineering Layout CRM.0169.001.PE.R.005 – Environmental Risk Assessment

4.0 Condition of Land at Permit Application

4.1 Sources of Desk Study Information

4.1.1 The site setting was established using the following sources of desk study information:

- GroundSure combined Enviroinsight and Geoinsight report dated 29th January 2024;
- GroundSure Mapinsight report dated 29th January 2024;
- Magic.gov.uk;
- Environment Agency pre-application nature and heritage conservation screen; and
- Gov.uk – Flood map for planning for England

4.2 Geology

4.2.1 Geological information was obtained from the 1:10,000 and 1:50,000 scale BGS Digital Geological map of Great Britain, as summarised in the GroundSure reports.

4.2.2 The GroundSure reports show that no artificial or made ground is recorded at the Site.

4.2.3 Superficial deposits are only shown across the western half of the Site and are recorded as sand and gravel River Terrace deposits. The permeability of the superficial deposits on site is recorded as high to very high with an intergranular flow type.

4.2.4 The bedrock geology is recorded to be mudstone of the Stewartby Member and Weymouth Member (undifferentiated) across the entire Site. The permeability of the mudstone deposits is recorded as very low to low with a fracture flow type.

4.2.5 No bedrock faults or linear features are recorded on Site. A fault is recorded approximately 44m west of the Site but no further faults are recorded within 500m of the Site.

4.3 Natural Ground Subsidence

4.3.1 The Groundsure reports designate hazard ratings for the following natural ground conditions that may have an impact on the development of the Site:

- Shrink Swell Clays are given a ‘Moderate’ hazard rating across the entirety of the Site.
- Running Sands are given a ‘Very low’ hazard rating across the Western half of Site and a ‘Negligible’ rating across the majority of the eastern half of Site.
- Compressible deposits are given a ‘Negligible’ hazard rating across the entire Site.
- Collapsible deposits are given a ‘Very low’ hazard rating across the entire Site.
- Landslides are given a ‘Very low’ hazard rating across the entire Site.
- Ground dissolution of soluble rocks are given a ‘Negligible’ hazard rating the entire Site.

4.4 Hydrogeology

4.4.1 The GroundSure reports show that the superficial deposits beneath the western half of the site are recorded as a Secondary A aquifer. Secondary A aquifers are designated to permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

4.4.2 The bedrock geology associated with the Mudstone deposits are recorded as an unproductive aquifer. Unproductive aquifers rock layers with low permeability that have negligible significance for water supply or river base flow.

4.4.3 The recorded groundwater vulnerability of the aquifers underlying the site are summarised within Table 4.4.1 below.

Table 4.4.1: Groundwater Vulnerability

Location	Summary	Soil / surface	Superficial geology	Bedrock geology
On site	**Summary Classification:** Secondary superficial aquifer – High Vulnerability **Combined classification:** Unproductive Bedrock Aquifer, Productive Superficial Aquifer	**Leaching class:** High **Infiltration value:** >70% **Dilution value:** 300-550mm/year	**Vulnerability:** High **Aquifer type:** Secondary **Thickness:** <3m **Patchiness value:** >90% **Recharge potential:** No Data	**Vulnerability:** Unproductive **Aquifer type:** Unproductive **Flow mechanism:** Well connected fractures
On site	**Summary Classification:** Unproductive aquifer (may have productive aquifer beneath) **Combined classification:** Unproductive Bedrock Aquifer, No Superficial Aquifer	**Leaching class:** High **Infiltration value:** >70% **Dilution value:** 300-550mm/year	**Vulnerability:** - **Aquifer type:** - **Thickness:** <3m **Patchiness value:** >90% **Recharge potential:** No Data	**Vulnerability:** Unproductive **Aquifer type:** Unproductive **Flow mechanism:** Well connected fractures
On site	**Summary Classification:** Unproductive aquifer (may have productive aquifer beneath) **Combined classification:** Unproductive Bedrock Aquifer, No Superficial Aquifer	**Leaching class:** Low **Infiltration value:** 40-70% **Dilution value:** 300-550mm/year	**Vulnerability:** - **Aquifer type:** - **Thickness:** <3m **Patchiness value:** <90% **Recharge potential:** No Data	**Vulnerability:** Unproductive **Aquifer type:** Unproductive **Flow mechanism:** Well connected fractures

4.4.4 No groundwater abstractions or Source Protection Zones (SPZ) are recorded either on Site or within a 500m radium of the Site.

4.5 Hydrology

4.5.1 The combined GroundSure report lists three surface water features on the Site and a further three surface water features within 250m of the Site. Full details of the surface water features recorded are provided within Table 4.5.1 below.

Table 4.5.1: Surface Water Features

Distance	Type of water feature	Permanence
On site	Inland river not influenced by normal tidal action.	Watercourse contains water year round (in normal circumstances)
On site	Inland river not influenced by normal tidal action.	Watercourse contains water year round (in normal circumstances)
On site	Inland river not influenced by normal tidal action.	Watercourse contains water year round (in normal circumstances)
8m North	Inland river not influenced by normal tidal action.	Watercourse contains water year round (in normal circumstances)
37m south	Inland river not influenced by normal tidal action.	Watercourse contains water year round (in normal circumstances)
219 Northeast	Inland river not influenced by normal tidal action.	Watercourse contains water year round (in normal circumstances)

4.5.2 The surface water features recorded on site will be rerouted during the construction of the AD Facility. The new route will take the surface water features around the perimeter of the Site along the western and southern boundary's.

4.5.3 The combined GroundSure report records one Water Framework Directive (WFD) surface water body approximately 394m west of the Site. The recorded surface water body is labelled as River Cale and is recorded as having a moderate overall rating, a failing chemical rating and moderate ecological rating.

4.5.4 A WFD surface water body catchment is recorded on site by the combined GroundSure report. The catchment is associated with the River Cale WFD surface water body.

4.5.5 The combined GroundSure report does not list any Potable Water Abstraction Licences or surface water abstractions within 2,000m of the Site.

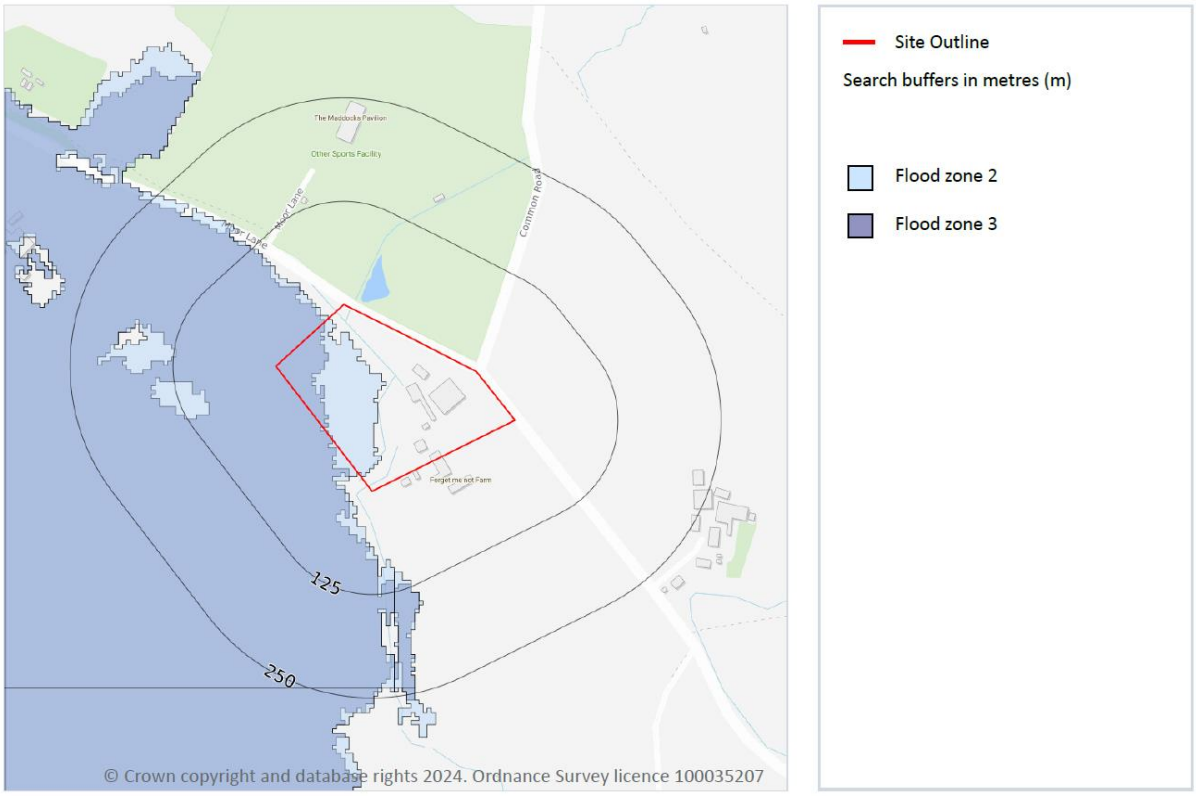
4.5.6 A review of the Gov.uk website's Flood Map for Planning shows the Sites western corner is located within a Flood Zone 3. Flood Zone 3 is listed as land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%).

4.5.7 The majority of the rest of the western half of the Site is shown to be within a Flood Zone 3. Flood Zone 2 is described as land with between a 1 in 100 (1%) and a 1 in 1000 (0.1%) chance of flooding each year.

4.5.8 The remainder of the Site is shown to be located within a Flood Zone 1. Flood Zone 1 is recorded to have a low probability of flooding with a less than 1 in 1000 (0.1%) chance of flooding each year.

4.5.9 The Flood Map from the combined GroundSure report is shown in Figure 4.5.2 below.

Figure 4.5.2: Flood Risk Map



4.5.10 The combined GroundSure report records that the western corner of the Site and a couple of sporadic areas across the Site are susceptible to surface water flooding. The highest risk rating, for the areas at risk of surface water flooding, is recorded as 0.3m to 1.0m of flooding from a 1 in 30 year rainfall event.

4.5.11 The combined GroundSure report lists the risk from groundwater flooding as low across the western half of the Site and negligible across the eastern half of Site.

4.5.12 No historical flood event, flood defences, flood storage areas or areas benefiting from flood defences are recorded on Site or within 250m of the site by the combined GroundSure report.

4.6 Statutory Designated Sites

4.6.1 There are no statutory designated sites either on the application site or within a 2km radius identified by the combine GroundSure report or on Magic.gov.uk.

4.6.2 A nature and heritage conservation screen was requested from the Environment Agency as part of the pre-application correspondence in regard to the Site. The screen identified one Local Wildlife Site (LWS) at Common Lane approximately 1,957m south of the Site.

4.7 Authorised and Historical Landfill and other Waste Activities

4.7.1 The combined GroundSure details one historic landfill site within 500m of the Site. The historic landfill is recorded approximately 365m to the northwest and is shown to have accepted inert waste only.

4.7.2 A total of 52no. waste exemptions are listed within the combined Groundsure report to be within 500m of the Site. Eight of these exemptions are shown to be on site and full details are shown within Table 4.7.1 below.

Table 4.7.1: Waste Exemptions

Distance	Category	Sub-Category	Description
On site	Using waste exemption	On a farm	Use of waste in construction
On site	Using waste exemption	Agricultural Waste Only	Use of baled end-of-life tyres in construction
On site	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
On site	Storing waste exemption	On a farm	Storage of waste in a secure place
On site	Storing waste exemption	Agricultural Waste Only	Storage of waste in secure containers
On site	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
On site	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
On site	Treating waste exemption	Both agricultural and non-agricultural waste	Recovery of scrap metal
38m SE	Using waste exemption	On a farm	Use of waste in construction
38m SE	Using waste exemption	On a farm	Use of waste in construction
373m W	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
373m W	Storing waste exemption	Agricultural Waste Only	Storage of waste in secure containers
373m W	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
373m W	Treating waste exemption	Agricultural Waste Only	Cleaning, washing, spraying or coating relevant waste
373m W	Treating waste exemption	Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
373m W	Using waste exemption	Agricultural Waste Only	Use of waste in construction
373m W	Using waste exemption	Agricultural Waste Only	Spreading of plant matter to confer benefit
373m W	Using waste exemption	Agricultural Waste Only	Use of waste derived biodiesel as fuel
373m W	Using waste exemption	Agricultural Waste Only	Use of waste for a specified purpose
373m W	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
373m W	Treating waste exemption	Agricultural Waste Only	Recovery of scrap metal
373m W	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
373m W	Using waste exemption	Agricultural Waste Only	Use of mulch
441m NW	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
441m NW	Storing waste exemption	On a farm	Storage of waste in secure containers
441m NW	Storing waste exemption	On a farm	Storage of waste in a secure place
441m NW	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
441m NW	Using waste exemption	On a farm	Use of waste in construction

441m NW	Using waste exemption	On a farm	Use of waste for a specified purpose
441m NW	Disposing of waste exemption	On a farm	Burning waste in the open
441m NW	Treating waste exemption	On a farm	Crushing and emptying waste vehicle oil filters
441m NW	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
496m E	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
496m E	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
496m E	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
496m E	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
496m E	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
496m E	Using waste exemption	Both agricultural and non-agricultural waste	Spreading of plant matter to confer benefit
496m E	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
496m E	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
496m E	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
496m E	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
496m E	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
496m E	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch
496m E	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
496m E	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
497m E	Using waste exemption	On a farm	Use of waste for a specified purpose
497m E	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
497m E	Using waste exemption	On a farm	Use of waste for a specified purpose
497m E	Using waste exemption	On a farm	Use of waste for a specified purpose
497m E	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
497m E	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

4.7.3 The combined GroundSure report shows that there are no current landfill sites or current or historic licensed waste sites within 500m of the Site.

4.8 Permits, Dangerous Substances Inventory Sites and Discharge Consents

4.8.1 The combined GroundSure report lists no sites with an effective or historical Environmental Permitted for Part A(1), Part A(2) or Part B installations within 500m of the application site.

4.8.2 The combined GroundSure report identifies one active licence to discharge treated or untreated effluent to controlled waters within 500m of the Site. One historic licenced discharge to controlled waters is also shown at the same location, full details are provided within Table 4.8.1 below.

Table 4.8.1: Licenced Discharges to Controlled Waters

Location	Address	Details	Status
205m NE	No.4 Vale View Cottages, Common Road, Wincanton, Somerset, BA9 9RB	**Effluent Type:** SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT – NOT WATER COMPANY **Permit Number:** 042829 **Permit Version:** 1 **Receiving Water:** PART/INTR TO UNNAMED TRIB.CALE	**Status:** NEW CONSENT, BY APPLICATION (WRA 91, SECTION 113 & SCHED 12) **Issue date:** 28/12/1994 **Effective Date:** 12/12/1994 **Revocation Date:** 16/12/2012
205m NE	No.4 Vale View Cottages, Common Road, Wincanton, Somerset, BA9 9RB	**Effluent Type:** SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT – NOT WATER COMPANY **Permit Number:** 042829 **Permit Version:** 2 **Receiving Water:** PART/INTR TO UNNAMED TRIB.CALE	**Status:** VARIED UNDER EPR 2010 **Issue date:** 17/12/2012 **Effective Date:** 17/12/2012 **Revocation Date:** -

4.8.3 No records of the following were found within 500m of the study site:

- Historic IPC authorisations;
- Red List Discharge Consents
- List 1 or 2 Dangerous Substances Inventory Sites;
- Radioactive Substance Authorisations;
- Pollution inventory substances or waste transfers;
- Pollution inventory radioactive waste
- Discharges of Special Category Effluents to the public sewer; or
- Planning Hazardous Substances Consents and Enforcements.

4.8.4 There are no records of sites with COMAH/NIHHS Authorisations within 500m of the site.

4.9 Pollution History

Historical Land Uses

4.9.1 The site history has been primarily researched to identify previous land uses, including any significant potentially contaminative uses. Where other features that may have had an effect on the site have been identified, they are described.

4.9.2 Table 4.9.1 summarises the history of the site and its immediate vicinity over the period of 1885 to the present day, with information taken from GroundSure historical mapping.

Table 4.9.1: Historical Land Use

Historical Map Date	Details
1885	The site is shown as Brains farm with a number of agricultural buildings on site and immediately adjacent. An unnamed watercourse is shown running through the centre of the Site, in the location of the present-day watercourse. The surrounding area is covered by agricultural fields with associated farms. Moor Lane shown in its present-day location.
1886 - 1902	No significant changes
1931	A sewage farm is shown approximately 490m west of the Site.
1961	No significant changes
1978	Additional buildings are shown on site at Brains farm. The A303 is shown to have been constructed approximately 490m northwest of the Site.
1983	A further building is shown to have been constructed on site at Brains farm.
1986 – present day	No significant changes

Mining History

4.9.3 There are 12no. of historic surface ground workings recorded by the combined GroundSure report within 250m of the Site. These are all associated with slurry pits and ponds with 4no. recorded on site. Full details are provided in Table 4.9.2 below.

Table 4.9.2: Surface Ground Workings

Location	Land Use	Year of Mapping
On site	Pond	1931
On site	Pond	1931
On site	Slurry Pit	1992
On site	Slurry Pit	1983
10m N	Pond	1931
10m N	Pond	1902
148m NE	Pond	1931
150m NW	Pond	1931
159m NE	Pond	1931
176m SW	Pond	1931
198m NW	Pond	1931
243m E	Pond	1931

4.9.4 The combined GroundSure report found no further records of any mining activities within 500m of the study site.

Pollution Incidents and Contaminated Land

4.9.5 The combined GroundSure report did not identify any Category 1 or Category 2 pollution incidents recorded by the EA within 500m of the site.

4.9.6 In addition, there are no sites designated under Part 2a of the Environmental Protection Act 1990 within 500m of the application site.

Background Soil Chemistry

4.9.7 The British Geological Survey (BGS) estimated background soil chemistry (taken from the combined GroundSure report) lists the following ranges for soil data at the Site:

- Arsenic 15 – 25mg/kg;
- Cadmium 1.8mg/kg;
- Chromium 90-120mg/kg;
- Nickel 30-45mg/kg; and
- Lead 100mg/kg.

5.0 Operational Site Condition Report

5.1 Operational Phase

5.1.1 During operational phase of the Permit, the following sections of the H5 SCR template will be maintained for the Site so that the Operator can demonstrate that the land is in a 'satisfactory state' at time of Permit surrender. Relevant information, as identified within the template below, will be collected and recorded throughout the operational phase as part of the 'lifetime records approach'. In addition, relevant procedures will be reviewed, to ensure sufficient data is available when the Operator seeks to cease the permitted activities at the site.

Table 5.1.1: Changes to the Activity

Changes to the Activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities.
Have any ' dangerous substances' not identified in the Application Site Condition Report been used or produced as a results of the permitted activities?	If yes, list them.
Supporting information	

Table 5.1.2: Measures to be Taken to Protect the Land

Measure taken to protect the land	
Records collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Supporting information	

Table 5.1.3: Pollution Incidents

Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remediated each one. If you can't, you need to collect land and/or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Supporting information	

Table 5.1.4: Soil Gas and Water Quality Monitoring

Soil gas and water quality monitoring (where undertaken)	
Details of any soil gas and/or water quality monitoring undertaken including a summary of the findings. State whether the data shows that the land deteriorated as a result of the permitted activities. If so, outline investigation works and any remedial works carried out.	
Supporting information	

6.0 Surrender Site Condition Report

6.1 Surrender Phase

6.1.1 At Permit surrender, the following sections of the H5 SCR template will be completed and submitted to the Environment Agency as part of the Permit Surrender Application. Information that has been gathered during the operational phase of the Permit following the 'lifetime approach' will be used to identify whether the land is in a satisfactory condition. Site surrender reference data will be collected if required.

Table 6.1.1: Decommissioning and Removal of Pollution Risk

Decommissioning and removal of pollution risk	
Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe any impacts on the land that the decommissioning had and outline any investigation and remedial actions associated with this.	
Supporting information	

Table 6.1.2: Reference Data and Remediation

Reference data and remediation (where relevant)	
State whether any land or groundwater data was required to be collected. If none was collected outline how the information contained within Tables 3.3, 5.1, 5.2 and 5.3 shows beyond a reasonable doubt that the land has not deteriorated. If land and/or groundwater reference data was collected, summarise what this entailed and what the data found. State whether the data shows that the condition of the land has deteriorated or whether the land at the site is in a 'satisfactory state'. If it isn't, summarise what remedial actions have taken place and confirm that the land is in a 'satisfactory state' at surrender.	
Supporting information	

Table 6.1.3: Statement of Site Condition

Statement of site condition
Using the information from the operation site condition report provide a statement about the condition of the land at the site. This should confirm that: • The permitted activities have stopped; • Decommissioning is complete, and the pollution risk has been removed; and • The land is in a satisfactory condition.

7.0 Conclusions

7.1.1 The primary purpose of this report is to provide baseline information to the Environment Agency in relation to land to be included within the proposed anaerobic digestion facility. This information will be used as a framework against which any potential future contamination issues will be assessed. The report has been structured in accordance with the Environment Agency's Horizontal Guidance Note H5: Site condition report - guidance and templates.

7.1.2 A nature and heritage conservation screen was requested from the Environment Agency as part of the pre-application correspondence in regard to the Site. The screen identified Common Lane LWS approximately 1,957m south of the Site.

7.1.3 The Site is partially located over a Secondary A aquifer within the superficial geology. The site is not located within a Source Protection Zone and no abstractions are shown within 500m.

7.1.4 The nearest watercourse is an unnamed watercourse that runs through the Site. The watercourse will be rerouted during the construction of the AD Facility. The new route will take the surface water features around the perimeter of the Site along the western and southern boundaries.

7.1.5 Part of the Site is located within Flood Zones 1, 2 and 3 meaning that they have a low, medium or high, respective, probability of flooding. Site levels are due to be raised during the construction on site with a new flood compensation area created in the adjacent agricultural land.

7.1.6 The Site is not listed as contaminated land under Part 2A of the Environmental Protection Act and there is no evidence of contaminated land or historical contamination on site.

7.1.7 The operator proposes to implement the Environment Agency's 'lifetime approach' to their operations, and continuously record reference data to ensure that the operator can demonstrate that the land has not deteriorated during the operational lifetime of the Permit.

Appendix A – Combined GroundSure Enviroinsight and Geoinsight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

unspecified

Order Details

Date: 29/01/2024

Your ref: EMS_921194_1142134

Our Ref: EMS-921194_1173812

Site Details

Location: 371888 127402

Area: 3.46 ha

Authority: Somerset Council ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	0	0	7	-
16 >	1.2 >	Historical tanks >	0	0	0	6	-
17	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	2	0	0	9	-
19 >	2.2 >	Historical tanks >	0	0	0	8	-
20	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
23 >	3.7 >	Waste exemptions >	8	2	0	42	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
29	4.2	Current or recent petrol stations	0	0	0	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-

29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	2	0	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
32	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
34 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
35 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
36 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37 >	**5.5 >**	**Groundwater vulnerability- local information >**	Identified (within 0m)				
39	5.6	Groundwater abstractions	0	0	0	0	0
39	5.7	Surface water abstractions	0	0	0	0	0
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
40	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
41 >	**6.1 >**	**Water Network (OS MasterMap) >**	7	6	2	-	-

43 >	6.2 >	Surface water features >	1	4	1	-	-
43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
45 >	7.1 >	Risk of flooding from rivers and the sea >	Medium (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
46	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
46	7.5	Flood Storage Areas	0	0	0	-	-
47 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
48 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
49 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
51 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
52	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
53	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53	10.7	Designated Ancient Woodland	0	0	0	0	0
53	10.8	Biosphere Reserves	0	0	0	0	0
54	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54	10.11	Green Belt	0	0	0	0	0
54	10.12	Proposed Ramsar sites	0	0	0	0	0

54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
55	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
56	10.17	SSSI Impact Risk Zones	0	-	-	-	-
56	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
57	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
57	11.3	National Parks	0	0	0	-	-
57	11.4	Listed Buildings	0	0	0	-	-
58	11.5	Conservation Areas	0	0	0	-	-
58	11.6	Scheduled Ancient Monuments	0	0	0	-	-
58	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
59 >	**12.1 >**	**Agricultural Land Classification >**	Grade 3 (within 250m)				
60	12.2	Open Access Land	0	0	0	-	-
60	12.3	Tree Felling Licences	0	0	0	-	-
60 >	**12.4 >**	**Environmental Stewardship Schemes >**	0	0	1	-	-
61 >	**12.5 >**	**Countryside Stewardship Schemes >**	3	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
62	13.1	Priority Habitat Inventory	0	0	0	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
63 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
64 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	0	1	-
65 >	**14.3 >**	**Superficial geology (10k) >**	1	0	0	1	-

66	14.4	Landslip (10k)	0	0	0	0	-
67 >	14.5 >	Bedrock geology (10k) >	1	1	0	2	-
68 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	15.1 >	50k Availability >	Identified (within 500m)				
70 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
71	15.3	Artificial ground permeability (50k)	0	0	-	-	-
72 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
73 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
73	15.6	Landslip (50k)	0	0	0	0	-
73	15.7	Landslip permeability (50k)	None (within 50m)				
74 >	15.8 >	Bedrock geology (50k) >	1	1	0	2	-
75 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
75 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
76	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
77 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
78 >	17.2 >	Running sands >	Very low (within 50m)				
80 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
81 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
82 >	17.5 >	Landslides >	Very low (within 50m)				
83 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
85	18.1	BritPits	0	0	0	0	-
86 >	18.2 >	Surface ground workings >	4	2	6	-	-
86	18.3	Underground workings	0	0	0	0	0
87	18.4	Underground mining extents	0	0	0	0	-
87	18.5	Historical Mineral Planning Areas	0	0	0	0	-

87	18.6	Non-coal mining	0	0	0	0	0
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
88	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
89	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
91	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon** >					
92 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	6	3	-	-	-
95	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-

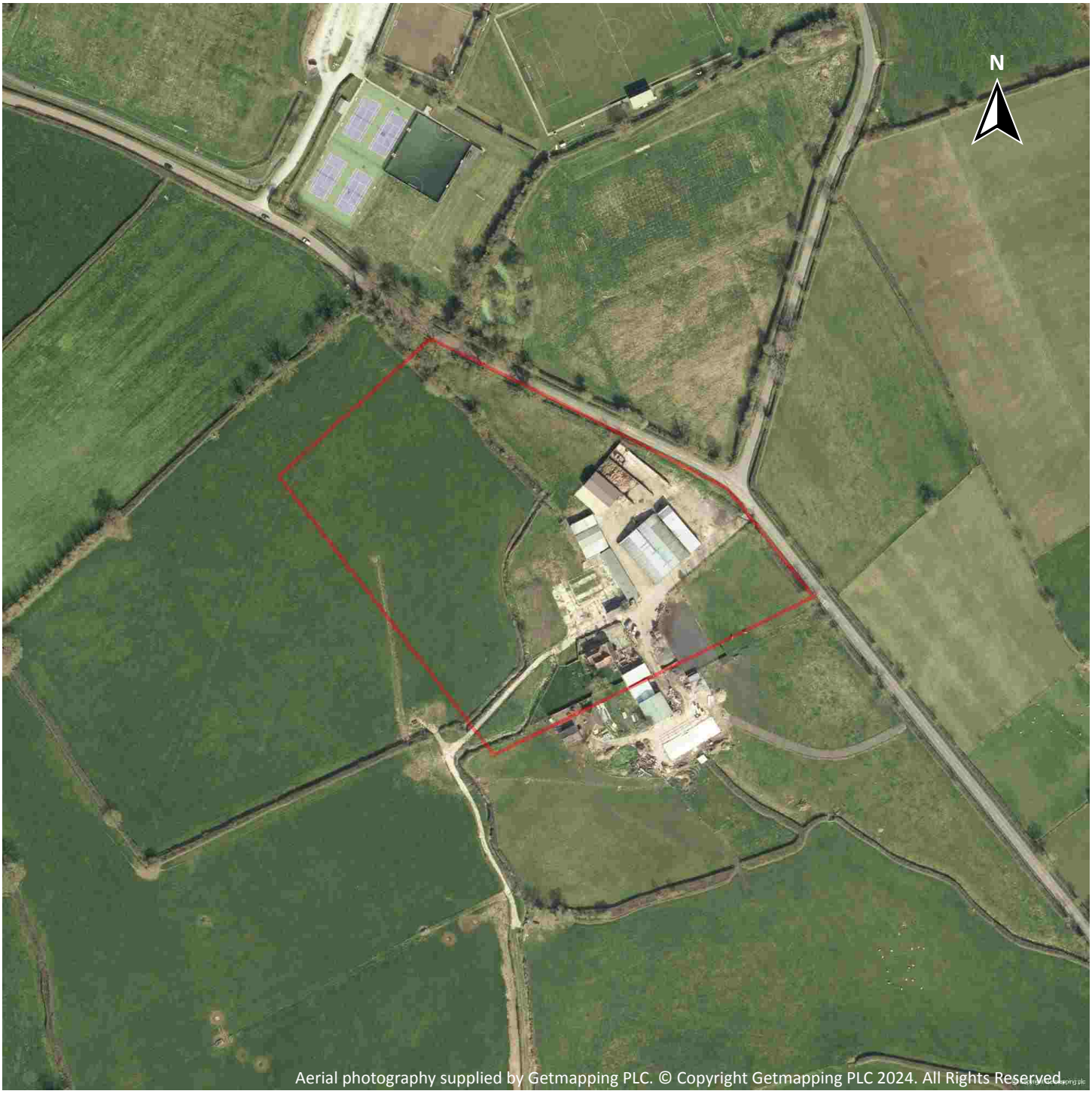
97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 1	0	0	0	0	-
97	22.9	Crossrail 2	0	0	0	0	-
97	22.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 09/04/2020

Site Area: 3.46ha

Recent site history - 2017 aerial photograph



Capture Date: 26/03/2017

Site Area: 3.46ha

Recent site history - 2009 aerial photograph

Capture Date: 08/10/2009

Site Area: 3.46ha

Recent site history - 2000 aerial photograph

Capture Date: 19/06/2000

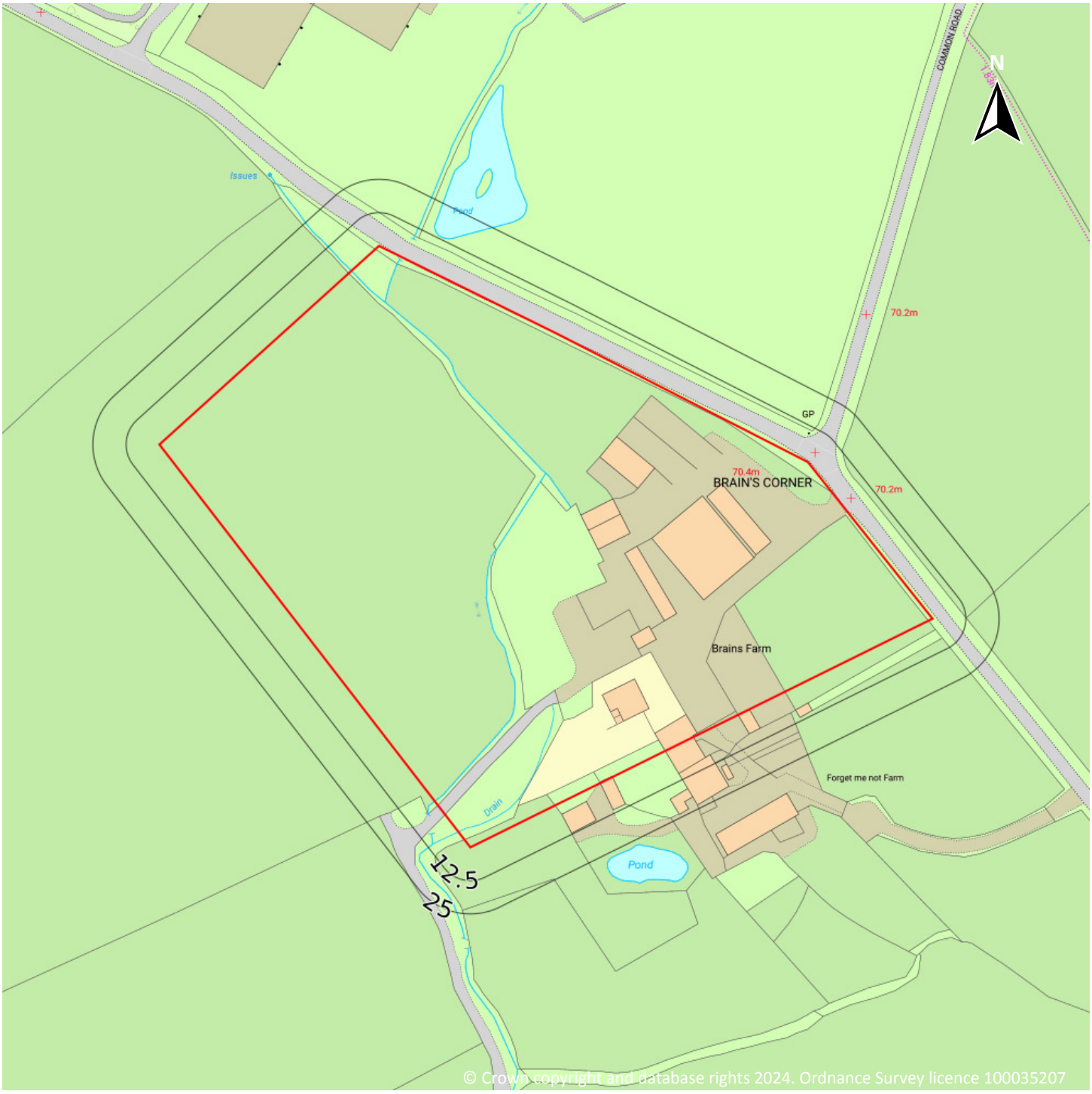
Site Area: 3.46ha

Recent site history - 1999 aerial photograph

Capture Date: 27/07/1999

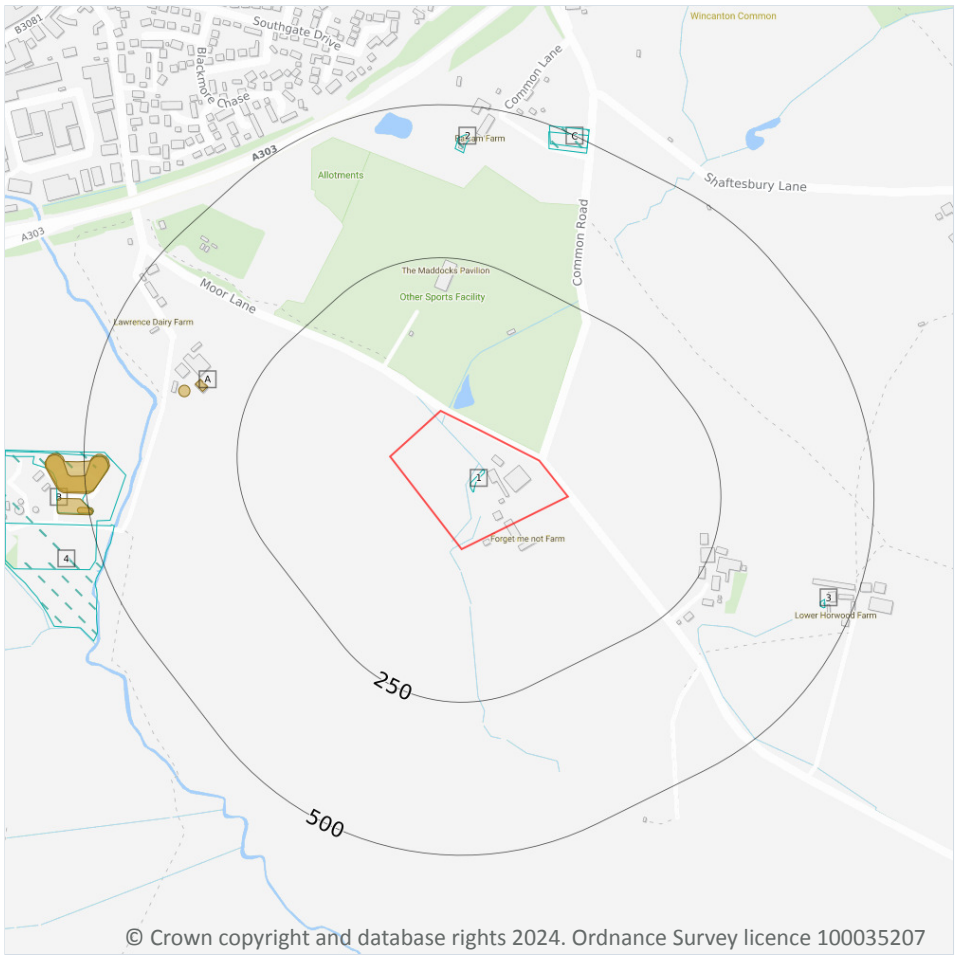
Site Area: 3.46ha

OS MasterMap site plan



Site Area: 3.46ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

1.1 Historical industrial land uses

Records within 500m	8

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	**On site**	**Slurry Pit**	**1983 - 1992**	**1266035**

ID	Location	Land use	Dates present	Group ID
2	423m N	Slurry Pit	1983 - 1992	1268930
B	433m W	Sewage Works	1983 - 1992	1250099
3	447m E	Slurry Pit	1983 - 1992	1267785
B	461m W	Unspecified Tanks	1992	1168974
C	463m N	Nursery	1978	1272499
4	464m W	Sewage Farm	1931	1182443
C	472m N	Nursery	1931	1228350

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**6**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	319m W	Unspecified Tank	1978	177425
A	344m W	Unspecified Tank	1996	177426
B	458m W	Tanks	1996	184911
B	460m W	Tanks	1986	188416
B	493m W	Tanks	1996	179037
B	495m W	Tanks	1986	192039

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

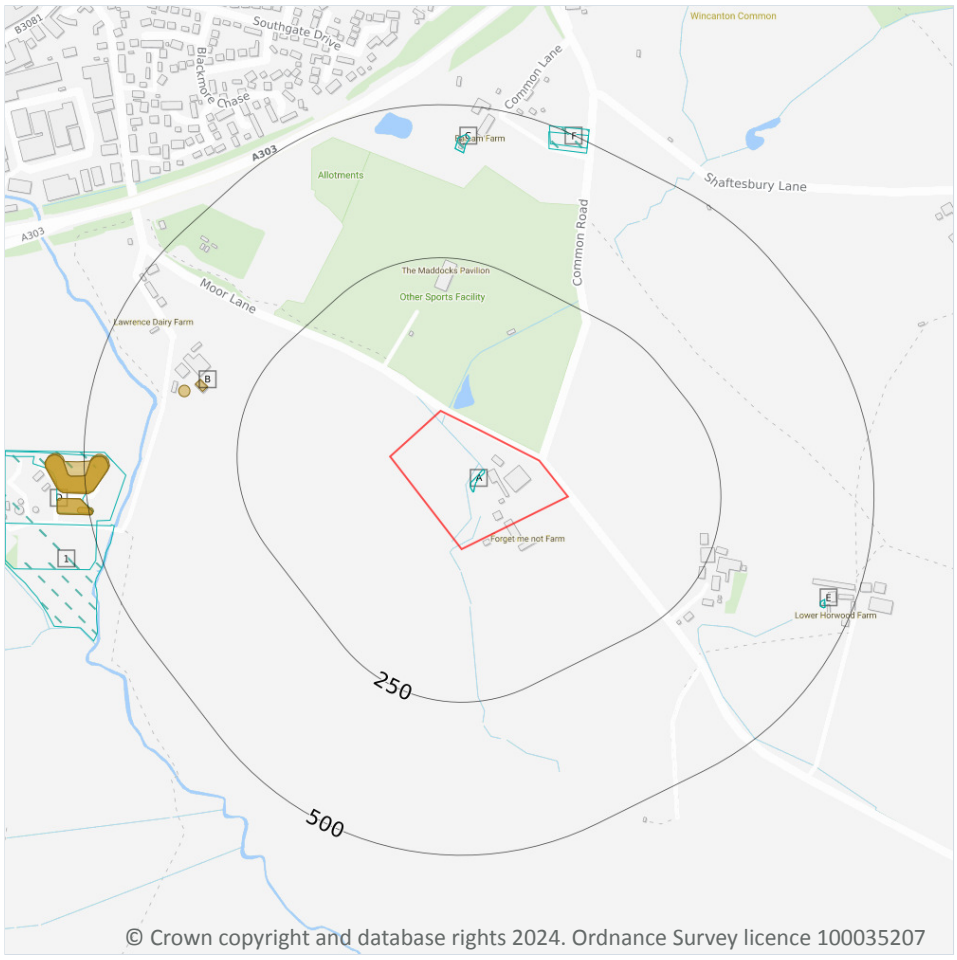
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m	11

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Slurry Pit**	**1992**	**1266035**
A	**On site**	**Slurry Pit**	**1983**	**1266035**
C	423m N	Slurry Pit	1992	1268930

ID	Location	Land Use	Date	Group ID
C	423m N	Slurry Pit	1983	1268930
D	433m W	Sewage Works	1992	1250099
E	447m E	Slurry Pit	1992	1267785
E	447m E	Slurry Pit	1983	1267785
D	461m W	Unspecified Tanks	1992	1168974
F	463m N	Nursery	1978	1272499
1	464m W	Sewage Farm	1931	1182443
F	472m N	Nursery	1931	1228350

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**8**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
B	319m W	Unspecified Tank	1978	177425
B	344m W	Unspecified Tank	1996	177426
D	458m W	Tanks	1996	184911
D	460m W	Tanks	1986	188416
D	460m W	Tanks	1986	188416
D	493m W	Tanks	1996	179037
D	495m W	Tanks	1986	192039
D	495m W	Tanks	1986	192039

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

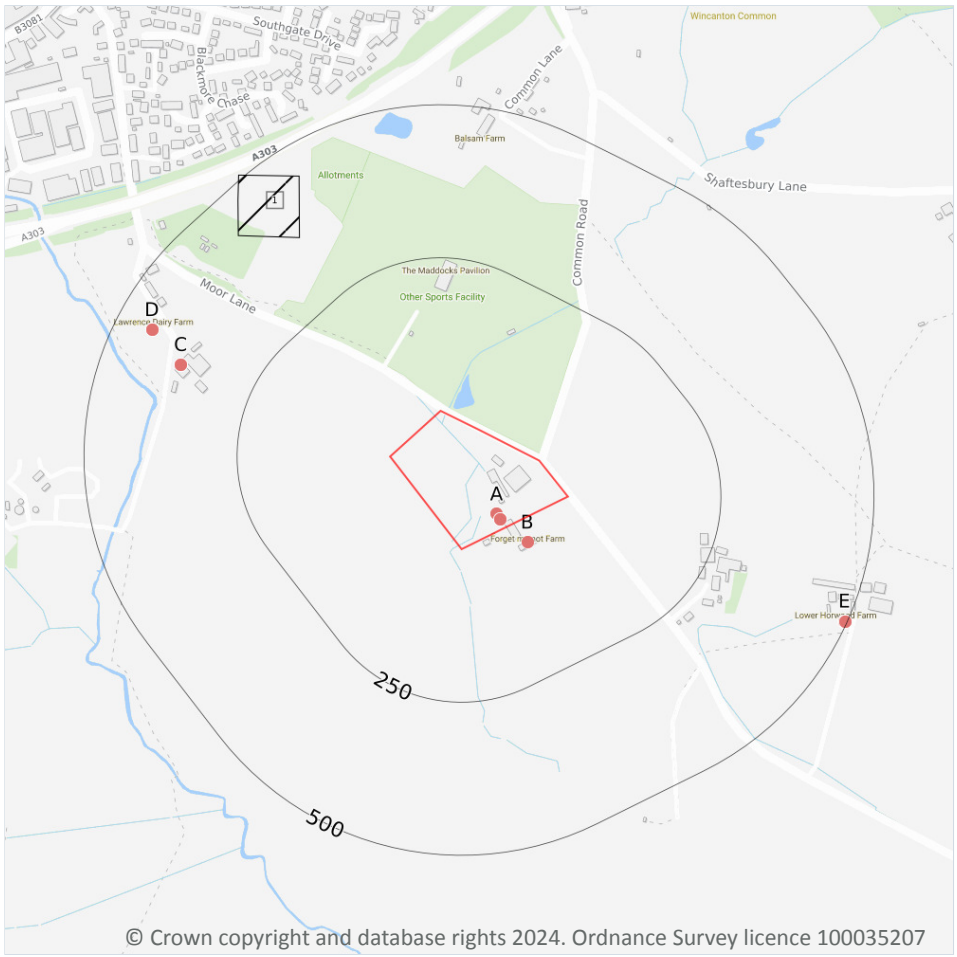
2.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Details		
1	365m NW	Site Address: Moor Lane, Wincanton Licence Holder Address: -	Waste Licence: - Site Reference: US 563 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	52

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	**On site**	**BRAINS FARM, HORWOOD, WINCANTON, BA9 9RA**	**WEX078433**	**Using waste exemption**	**On a farm**	**Use of waste in construction**
A	**On site**	**BRAINS FARM, HORWOOD, WINCANTON, BA9 9RA**	**WEX051631**	**Storing waste exemption**	**On a farm**	**Storage of waste in a secure place**
A	**On site**	**Brains Farm WINCANTON Somerset BA9 9RA**	**EPR/EF0531GG/A001**	**Storing waste exemption**	**Agricultural Waste Only**	**Storage of waste in secure containers**
A	**On site**	**Brains Farm WINCANTON Somerset BA9 9RA**	**EPR/EF0531GG/A001**	**Storing waste exemption**	**Agricultural Waste Only**	**Storage of waste in a secure place**
A	**On site**	**Brains Farm WINCANTON Somerset BA9 9RA**	**EPR/EF0531GG/A001**	**Using waste exemption**	**Agricultural Waste Only**	**Use of baled end-of-life tyres in construction**
A	**On site**	**Brains Farm WINCANTON Somerset BA9 9RA**	**EPR/EF0531GG/A001**	**Using waste exemption**	**Both agricultural and non-agricultural waste**	**Use of waste in construction**
A	**On site**	**Brains Farm WINCANTON Somerset BA9 9RA**	**EPR/EF0531GG/A001**	**Disposing of waste exemption**	**Agricultural Waste Only**	**Burning waste in the open**
A	**On site**	**Brains Farm WINCANTON Somerset BA9 9RA**	**EPR/EF0531GG/A001**	**Treating waste exemption**	**Both agricultural and non-agricultural waste**	**Recovery of scrap metal**
B	38m SE	FORGET ME NOT FARM, HORWOOD, WINCANTON, BA9 9RA	WEX376870	Using waste exemption	On a farm	Use of waste in construction
B	38m SE	FORGET ME NOT FARM, HORWOOD, WINCANTON, BA9 9RA	WEX230420	Using waste exemption	On a Farm	Use of waste in construction
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters

ID	Location	Site	Reference	Category	Sub-Category	Description
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in secure containers
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Treating waste exemption	Agricultural Waste Only	Cleaning, washing, spraying or coating relevant waste
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Using waste exemption	Agricultural Waste Only	Spreading of plant matter to confer benefit
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Using waste exemption	Agricultural Waste Only	Use of waste derived biodiesel as fuel
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Using waste exemption	Agricultural Waste Only	Use of waste for a specified purpose
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Treating waste exemption	Agricultural Waste Only	Recovery of scrap metal
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
C	373m W	Lawrence Dairy Farm Moor Lane WINCANTON Somerset BA9 9EJ	EPR/BH0777WD/A001	Using waste exemption	Agricultural Waste Only	Use of mulch
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters

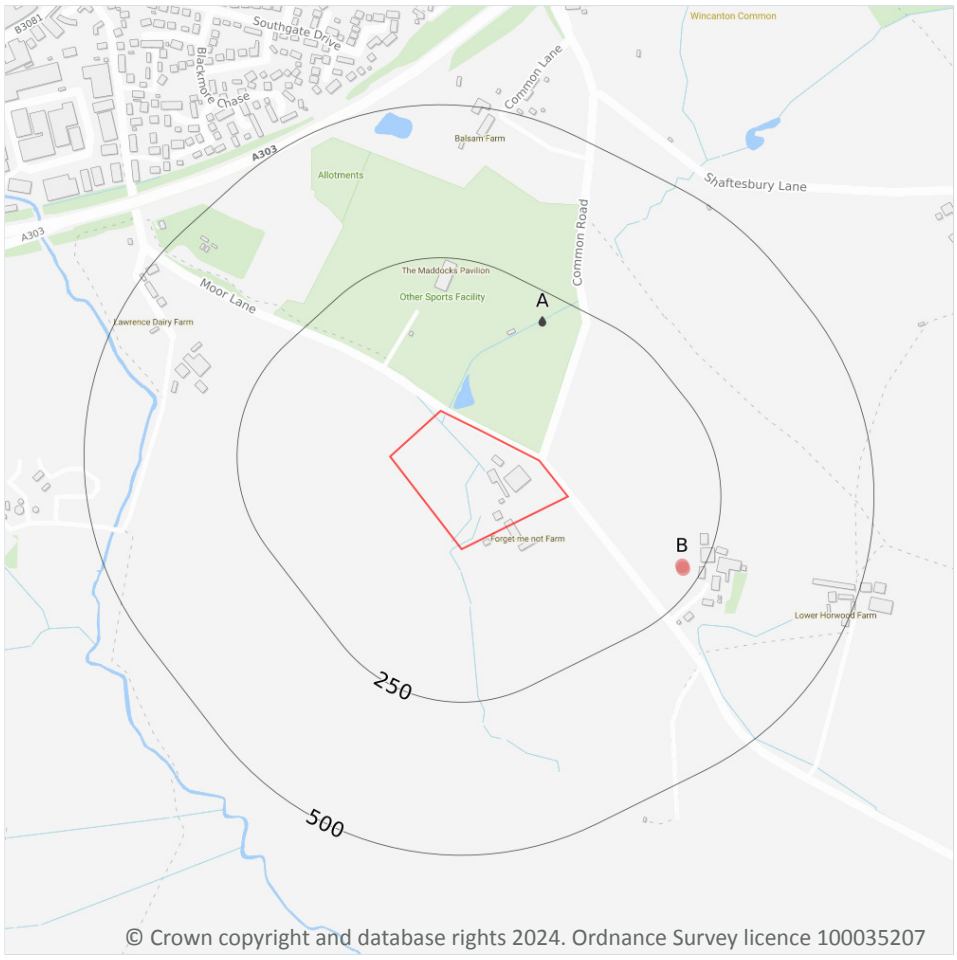
ID	Location	Site	Reference	Category	Sub-Category	Description
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Storing waste exemption	On a farm	Storage of waste in secure containers
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Storing waste exemption	On a farm	Storage of waste in a secure place
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Using waste exemption	On a farm	Use of waste in construction
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Using waste exemption	On a farm	Use of waste for a specified purpose
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Disposing of waste exemption	On a farm	Burning waste in the open
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Treating waste exemption	On a farm	Crushing and emptying waste vehicle oil filters
D	441m NW	MOOR LANE, WINCANTON, BA9 9EJ	WEX116520	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ /A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading of plant matter to confer benefit
E	496m E	Lower Horwood Farm WINCANTON Somerset BA9 9RA	EPR/BF0531BQ/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
E	496m E	Lower Horwood Farm WINCANTON Somerset BA9 9RA	EPR/BF0531BQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
E	496m E	Lower Horwood Farm WINCANTON Somerset BA9 9RA	EPR/BF0531BQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
E	496m E	Sutor Farm WINCANTON Somerset BA9 9RA	EPR/TH0071JQ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch
E	496m E	Lower Horwood Farm WINCANTON Somerset BA9 9RA	EPR/BF0531BQ/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
E	496m E	Lower Horwood Farm WINCANTON Somerset BA9 9RA	EPR/BF0531BQ/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
E	497m E	LOWER HORWOOD FARM, HORWOOD, WINCANTON, BA9 9RA	WEX328366	Using waste exemption	On a farm	Use of waste for a specified purpose
E	497m E	LOWER HORWOOD FARM, HORWOOD, WINCANTON, BA9 9RA	WEX328366	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
E	497m E	LOWER HORWOOD FARM, HORWOOD, WINCANTON, BA9 9RA	WEX197208	Using waste exemption	On a Farm	Use of waste for a specified purpose
E	497m E	LOWER HORWOOD FARM, HORWOOD, WINCANTON, BA9 9RA	WEX040852	Using waste exemption	On a farm	Use of waste for a specified purpose
E	497m E	LOWER HORWOOD FARM, HORWOOD, WINCANTON, BA9 9RA	WEX197208	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
E	497m E	LOWER HORWOOD FARM, HORWOOD, WINCANTON, BA9 9RA	WEX040852	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	Activity	Category
B	218m SE	Slurry	Somerset, BA9	Waste Storage, Processing and Disposal	Infrastructure and Facilities
B	222m SE	Pit	Somerset, BA9	Unspecified Quarries Or Mines	Extractive Industries

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	2

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
A	205m NE	NO.4 VALE VIEW COTTAGES, COMMON ROAD, WINCANTON, SOMERSET, BA9 9RB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 042829 Permit Version: 1 Receiving Water: PART/INTR TO UNNAMED TRIB.CALE	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 113 & SCHED 12) Issue date: 28/12/1994 Effective Date: 12/12/1994 Revocation Date: 16/12/2012
A	205m NE	NO.4 VALE VIEW COTTAGES, COMMON ROAD, WINCANTON, SOMERSET, BA9 9RB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 042829 Permit Version: 2 Receiving Water: PART/INTR TO UNNAMED TRIB.CALE	Status: VARIED UNDER EPR 2010 Issue date: 17/12/2012 Effective Date: 17/12/2012 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

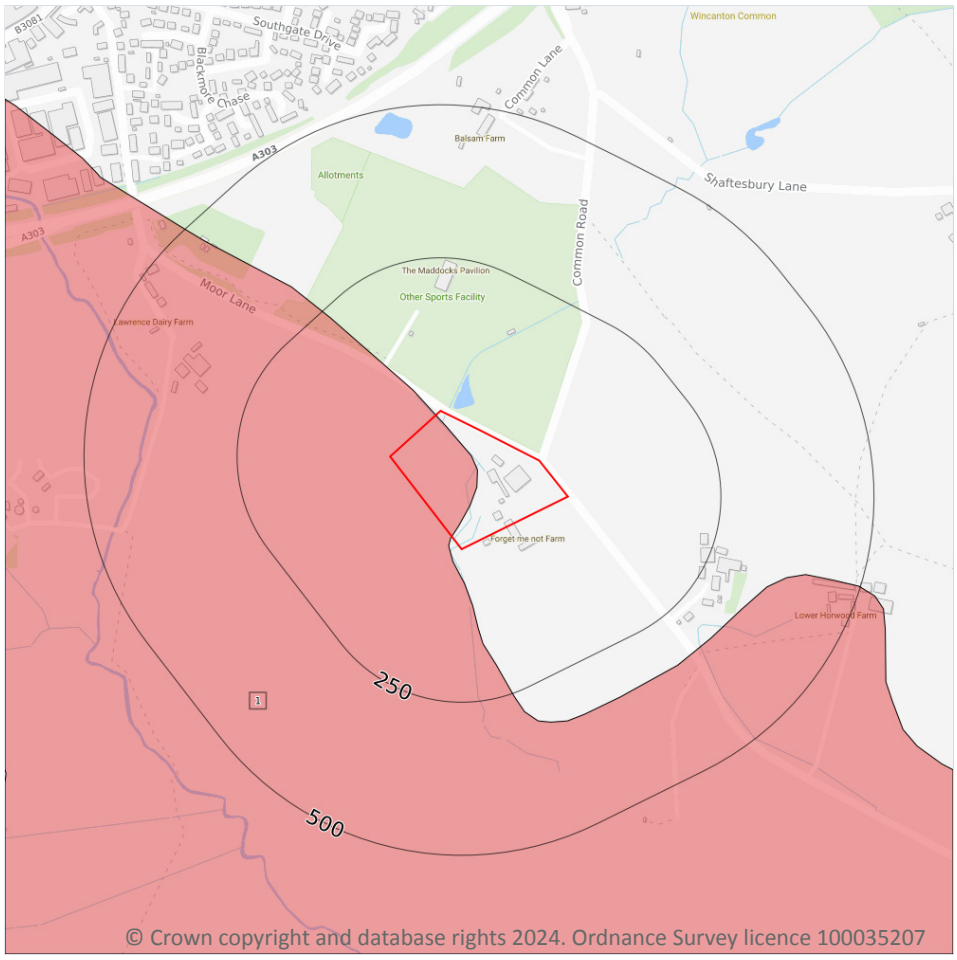
4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m	1

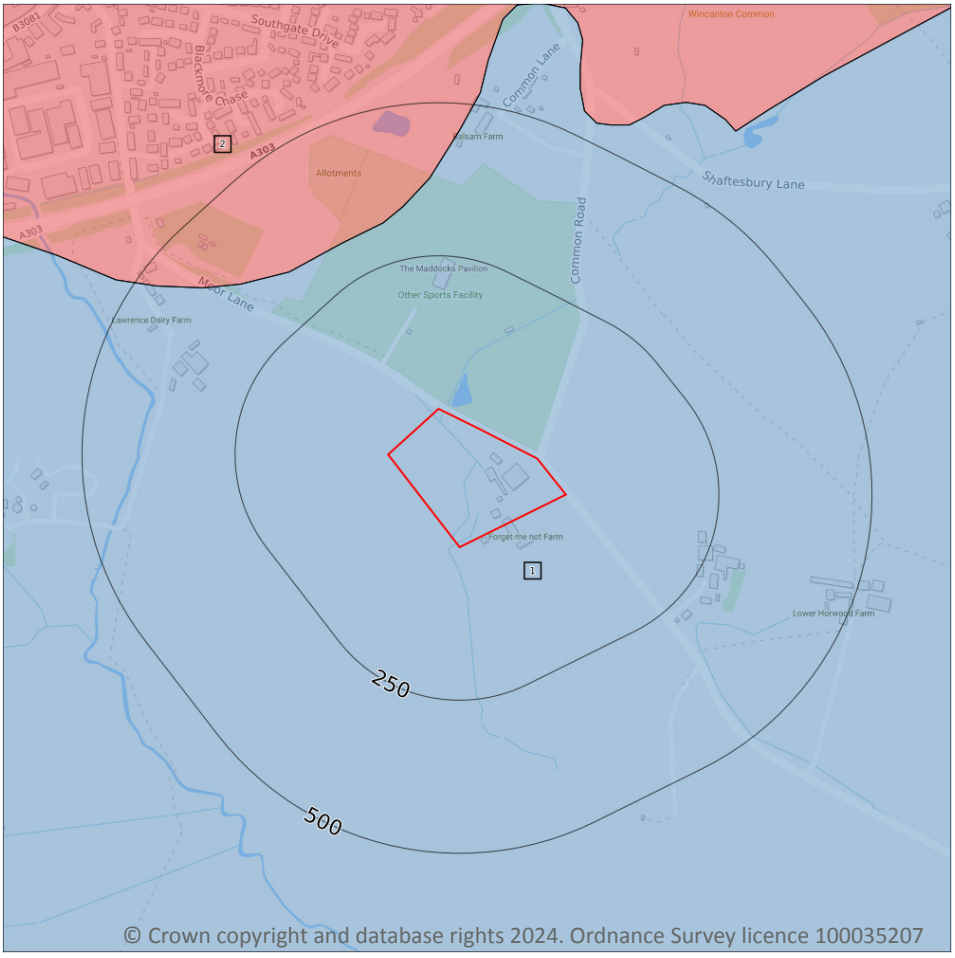
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 34 >**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	2

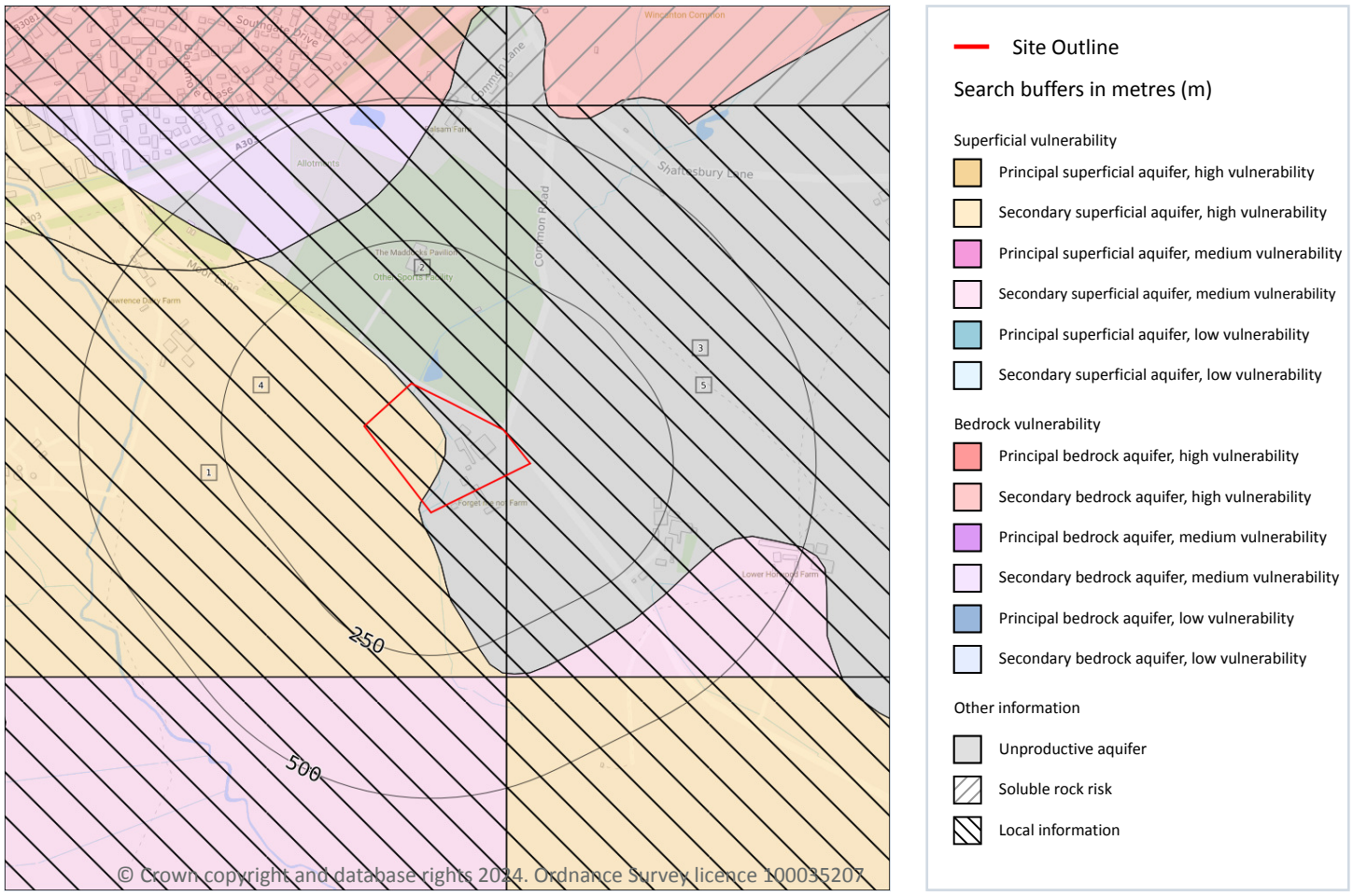
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 35 >**

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	313m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	3

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 36 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: >90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
2	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: >90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
3	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	2

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

ID	Summary	Additional information
4	**Increased vulnerability of superficial river deposits**	**Exposed areas of river terrace deposits**
5	**Increased vulnerability of superficial river deposits**	**Exposed areas of river terrace deposits**

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones

5.6 Groundwater abstractions

Records within 2000m	0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

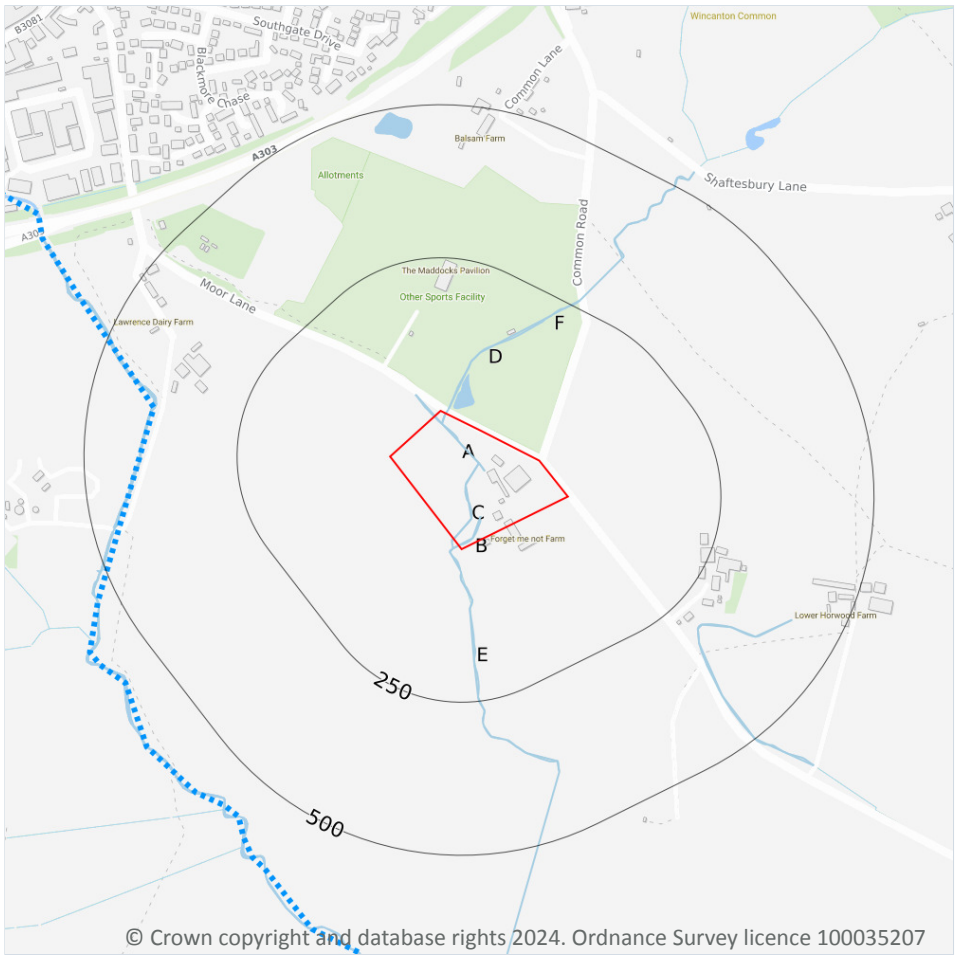
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	15

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 41 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
A	**On site**	**Inland river not influenced by normal tidal action.**	**Underground**	**Watercourse contains water year round (in normal circumstances)**	**-**
B	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
B	5m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	8m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	8m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	10m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	34m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	37m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	219m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
F	222m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**6**

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 41 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	**1**

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 41 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
C	**On site**	**River**	**Cale**	**GB108043015850**	**Stour Dorset**	**Dorset**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	**1**

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 41 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	394m W	River	Cale	GB108043015850 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

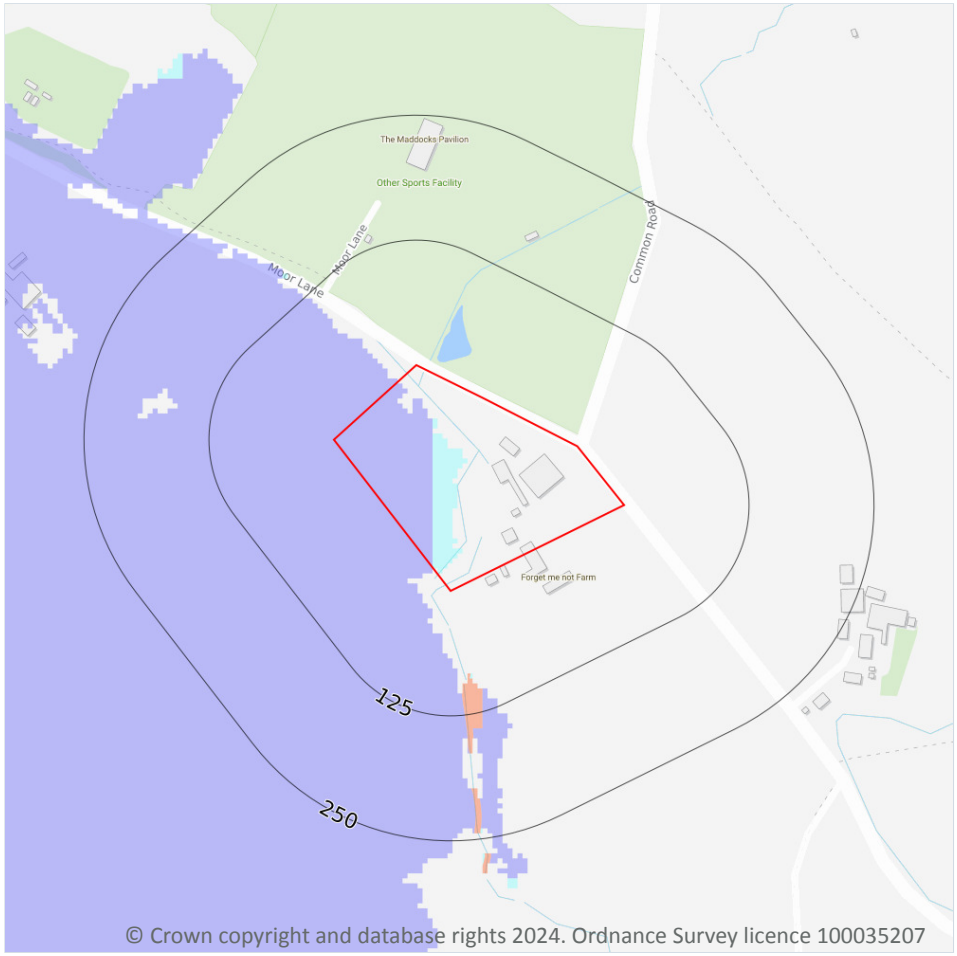
6.5 WFD Groundwater bodies

Records on site	0

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	3

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on **page 45 >**

Distance	Flood risk category
On site	**Medium**
0 - 50m	Medium

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

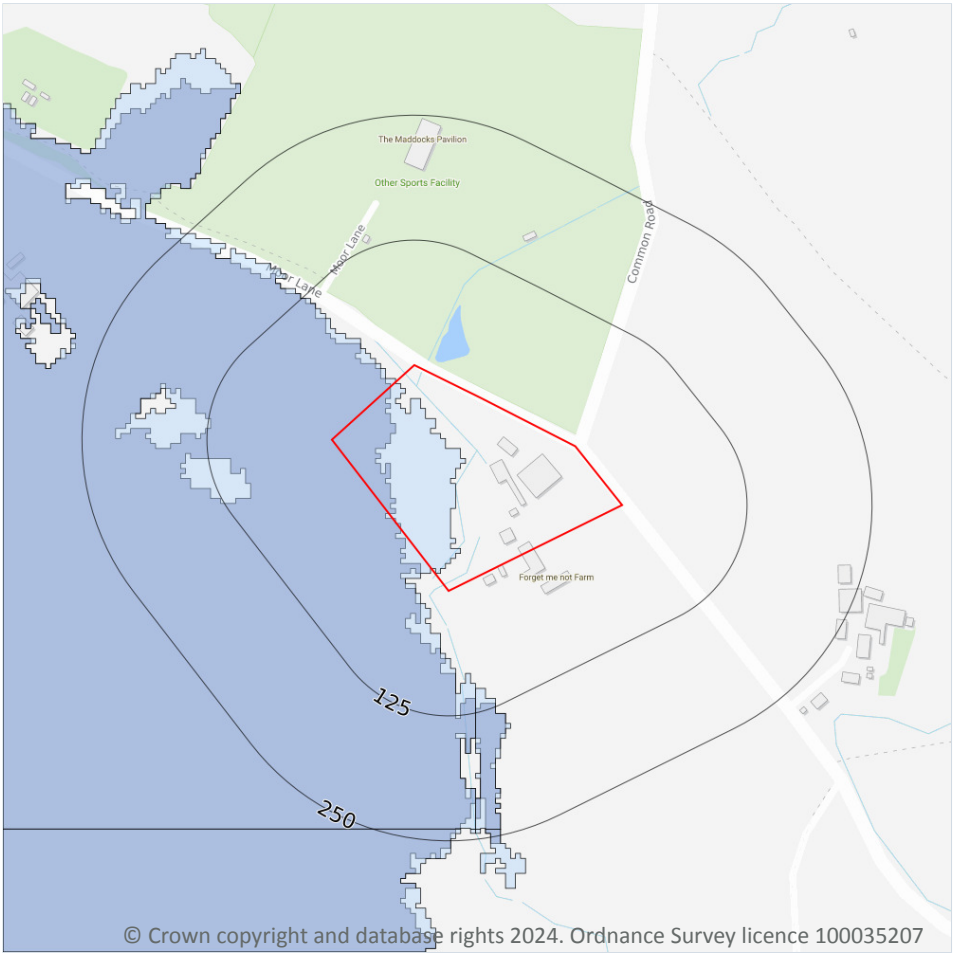
7.5 Flood Storage Areas

Records within 250m	**0**

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on **page 45 >**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m	1

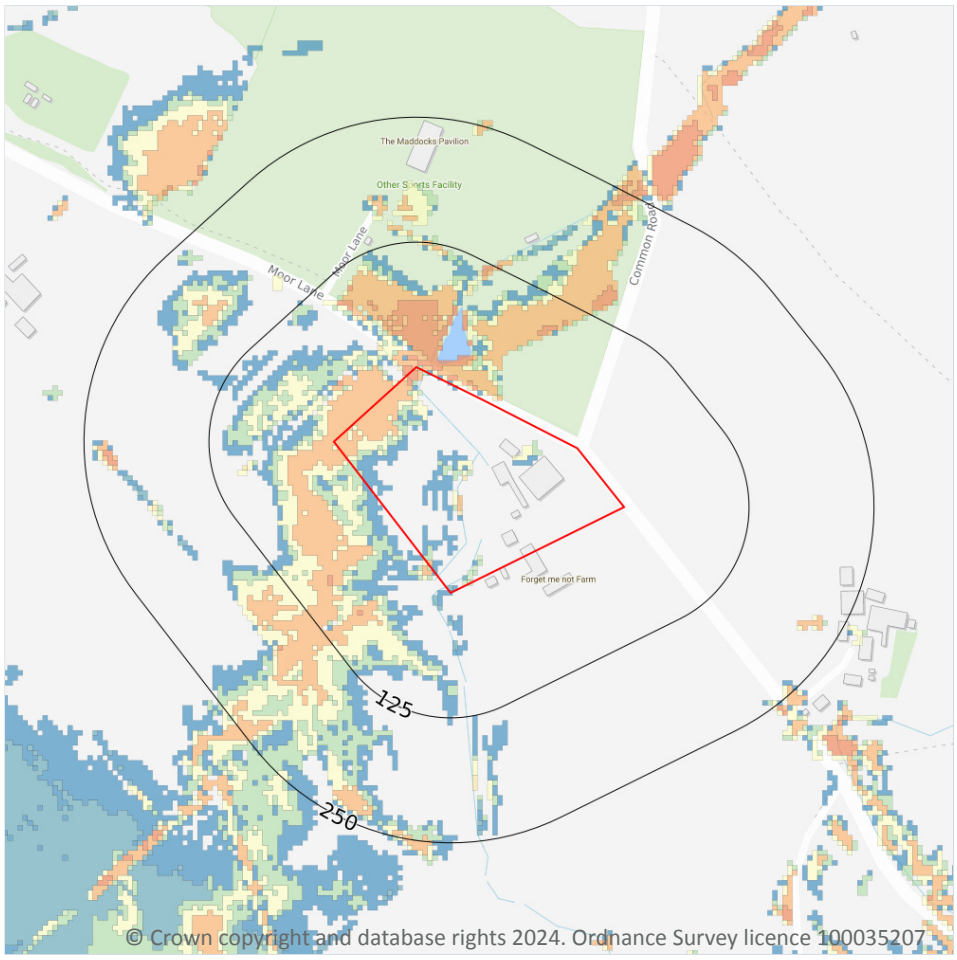
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 45 >**

Location	Type
On site	**Zone 3 - (Fluvial Models)**

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.3m - 1.0m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 49 >**

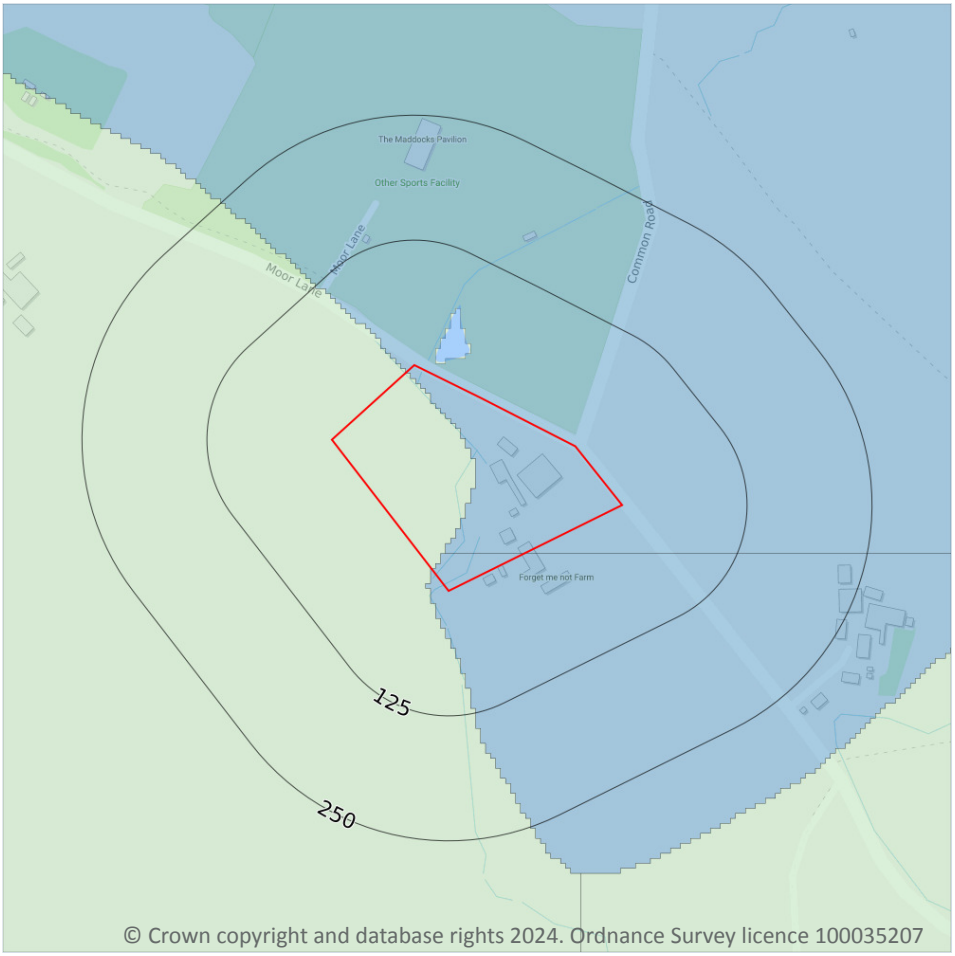
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

Highest risk on site	**Low**
Highest risk within 50m	**Low**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 51 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

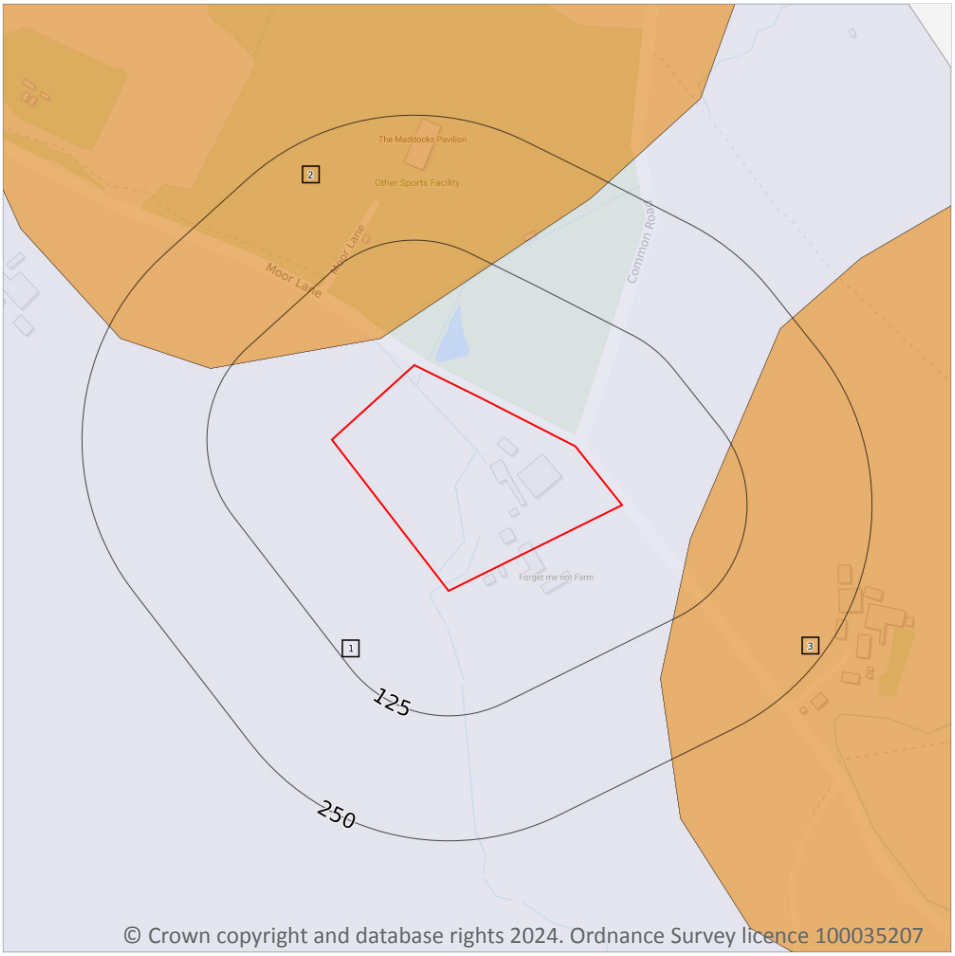
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	3

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 59 >**

ID	Location	Classification	Description
1	On site	Grade 4	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**

ID	Location	Classification	Description
2	41m NW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
3	76m E	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	**0**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	**0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	**1**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

Location	Reference	Scheme	Start Date	End date
215m S	AG00584717	Organic Entry Level Stewardship	01/08/2014	31/07/2019

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	3

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	**645710**	**Countryside Stewardship (Middle Tier)**	**01/01/2019**	**31/12/2023**
On site	**645710**	**Countryside Stewardship (Middle Tier)**	**01/01/2019**	**31/12/2023**
On site	**645710**	**Countryside Stewardship (Middle Tier)**	**01/01/2019**	**31/12/2023**

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

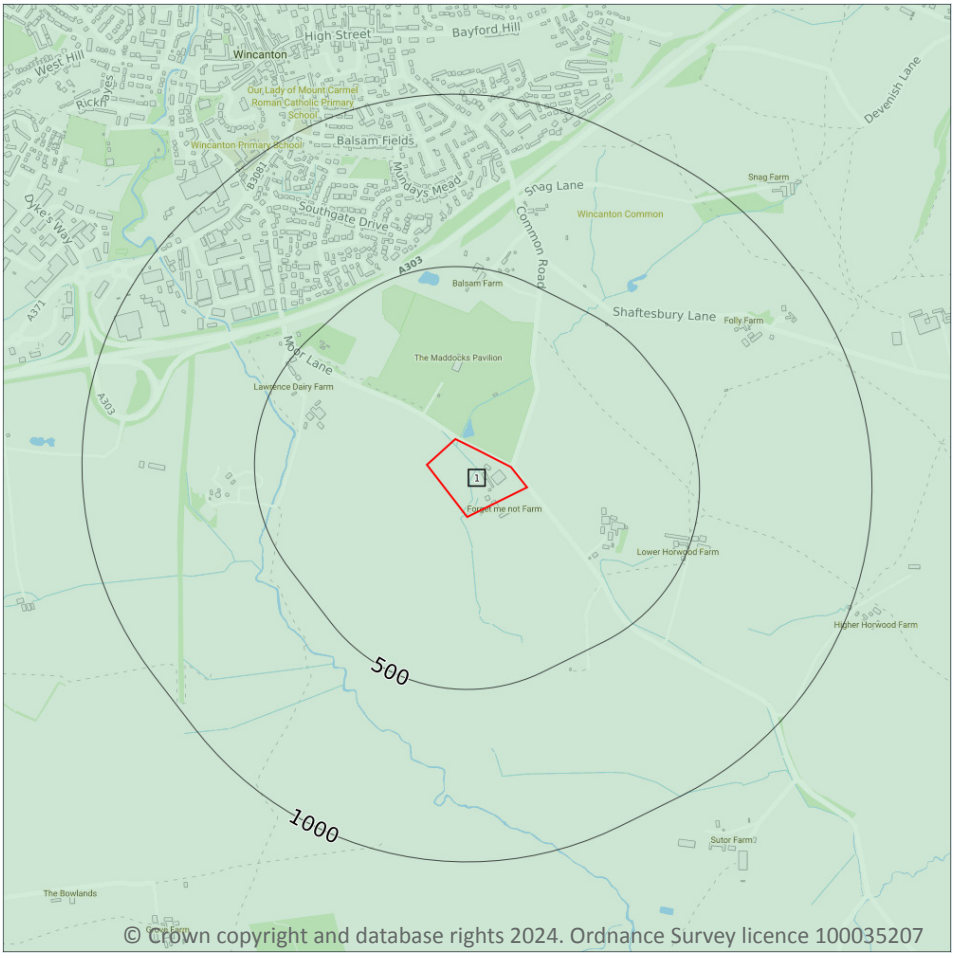
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

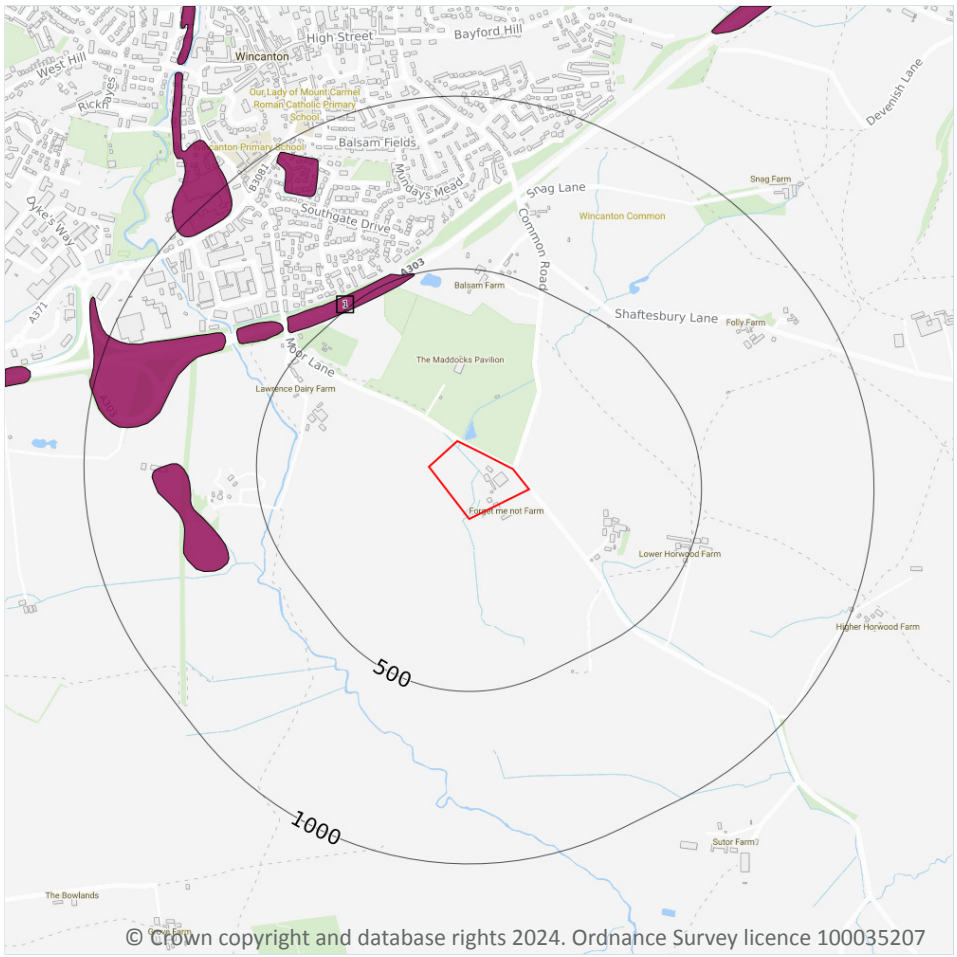
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 63 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**ST72NW**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	1

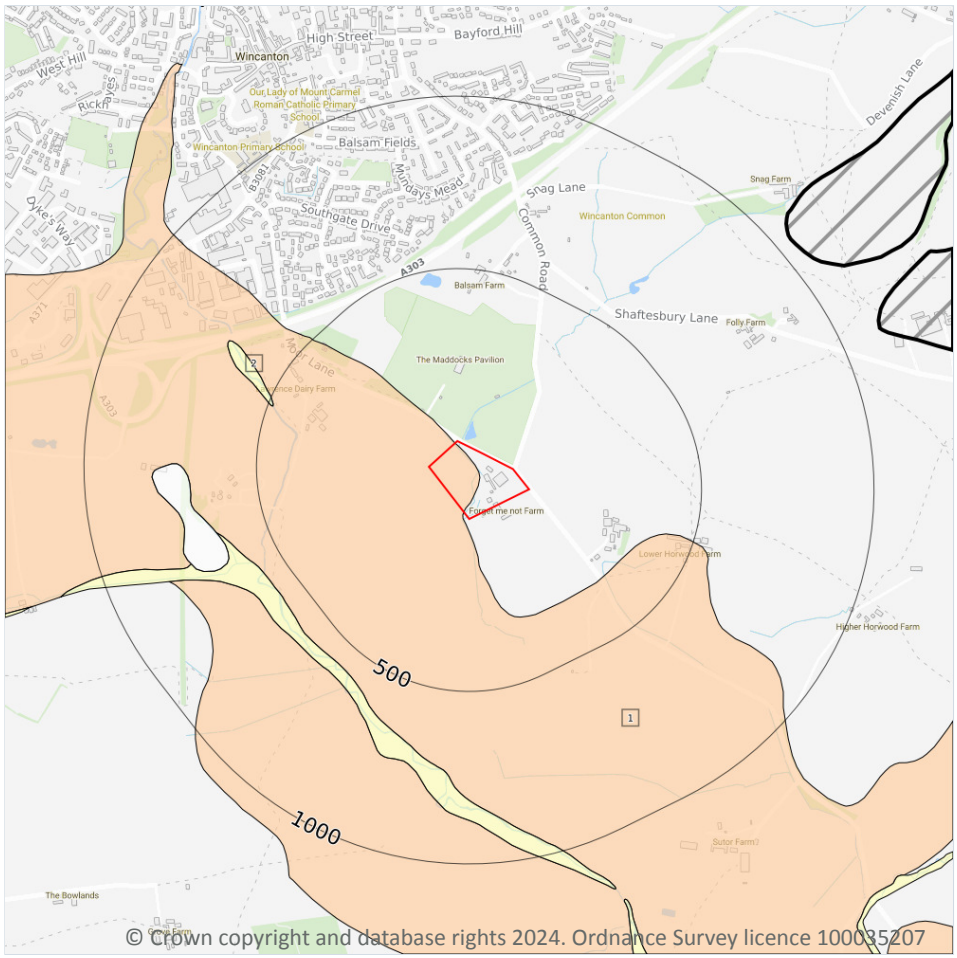
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 64 >**

ID	Location	LEX Code	Description	Rock description
1	478m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m	2

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 65 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**RTD1-XSV**	**River Terrace Deposits, 1 - Sand And Gravel**	**Sand And Gravel**
2	485m W	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

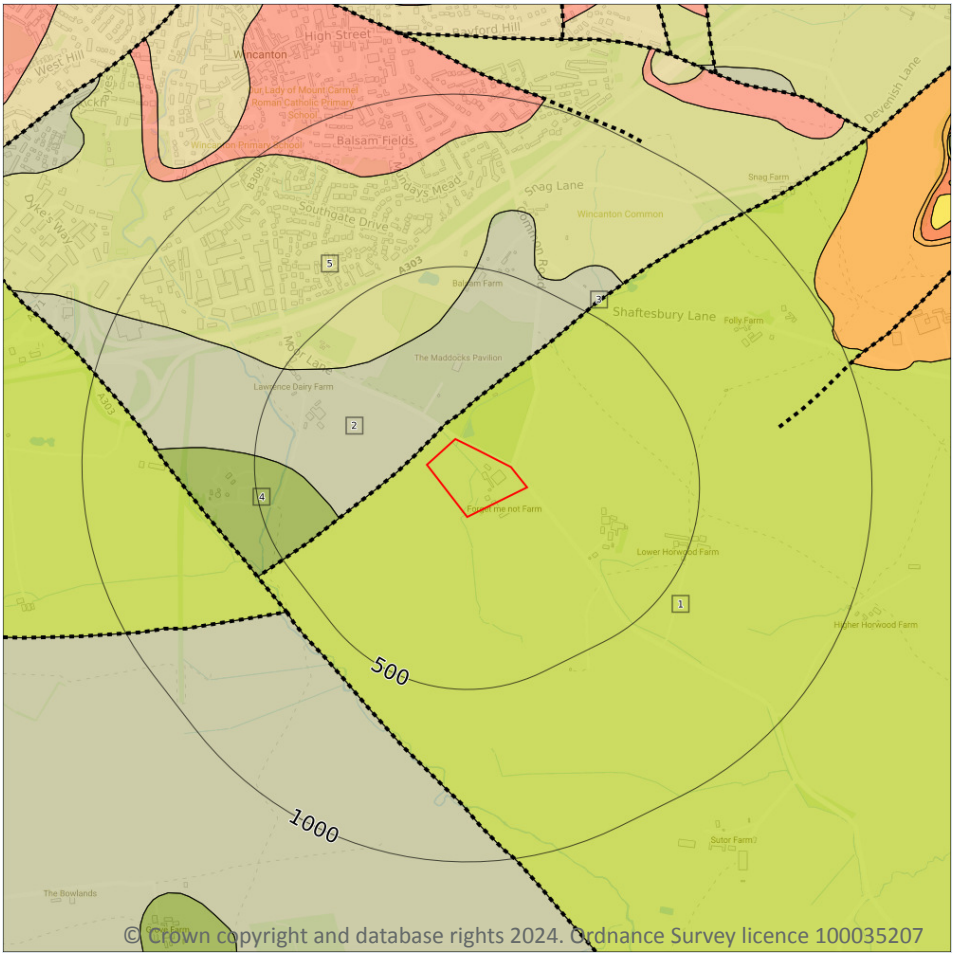
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **4**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 67 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**STWE-MDST**	**Stewartby Member And Weymouth Member (undifferentiated) - Mudstone**	**Oxfordian Age - Callovian Age**
2	44m W	MPMU-MDST	Mohuns Park Mudstone Bed - Mudstone	Callovian Age
4	298m W	PET-MDST	Peterborough Member - Mudstone	Callovian Age

ID	Location	LEX Code	Description	Rock age
5	312m NW	KLB-STMD	Kellaways Formation - Sandstone And Mudstone	Callovian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**1**

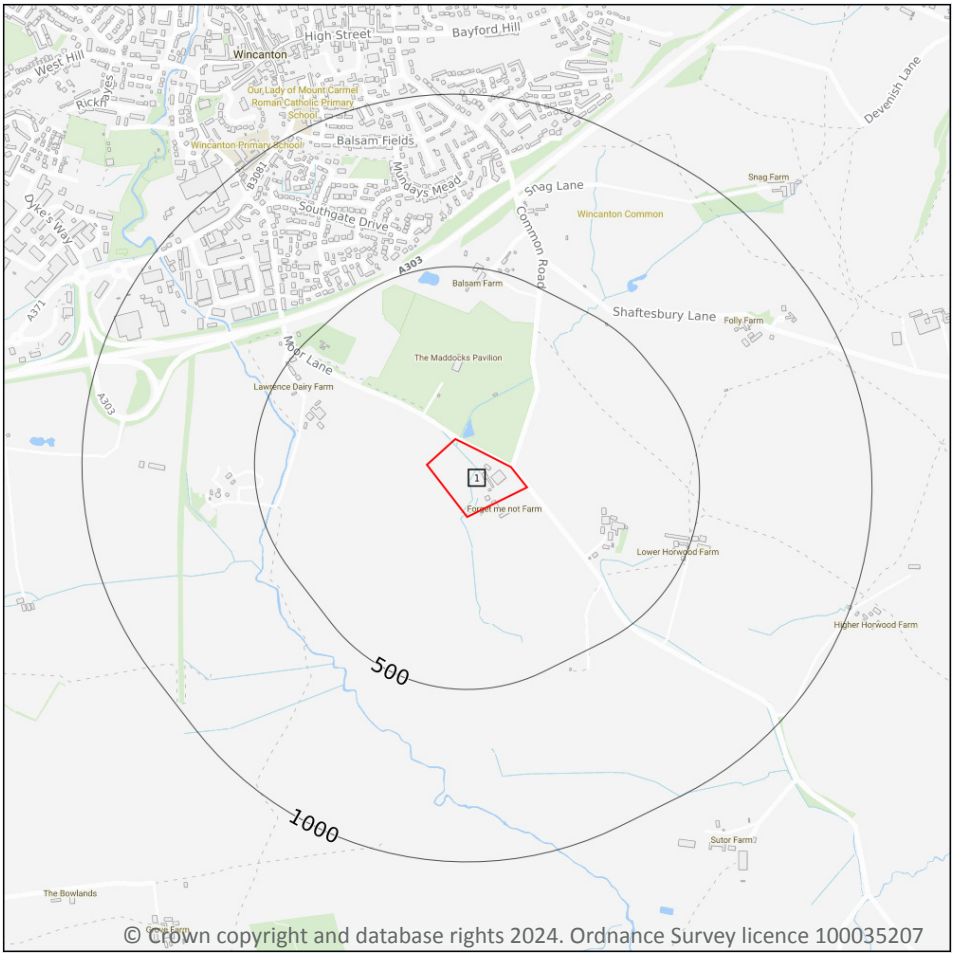
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 67 >**

ID	Location	Category	Description
3	44m W	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

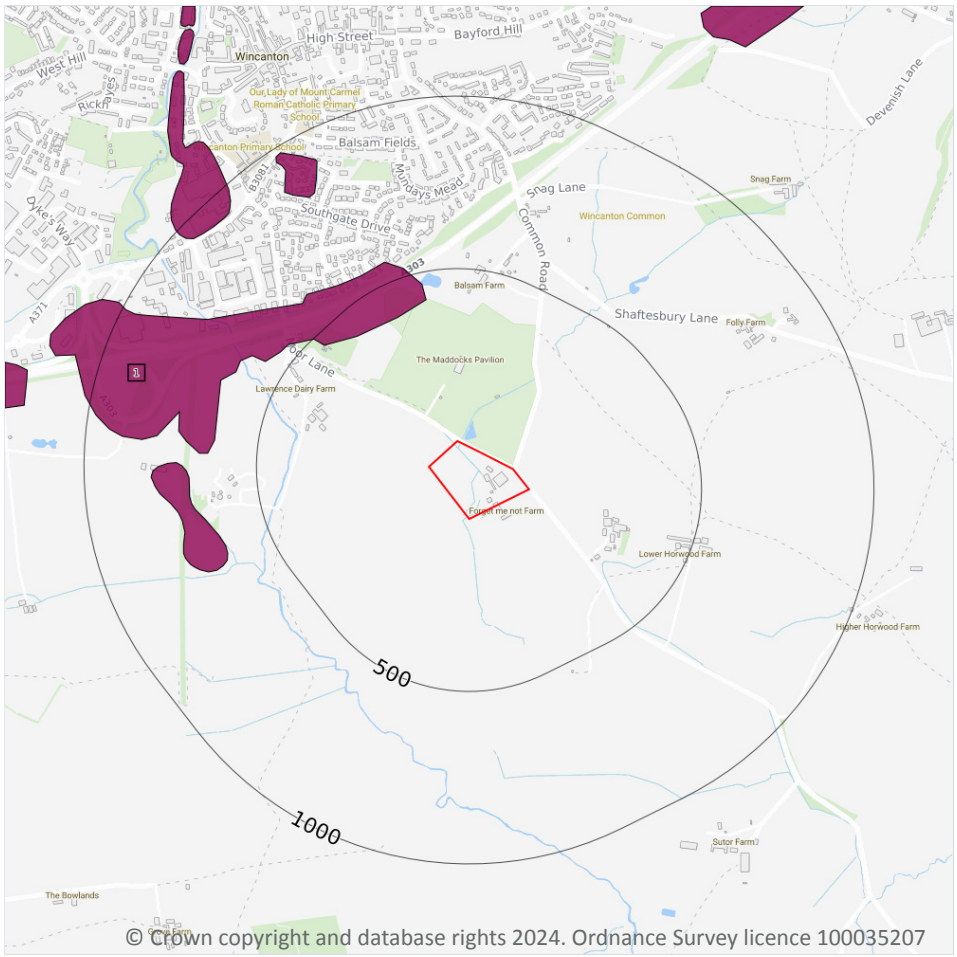
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 69 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW297_wincanton_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 70 >**

ID	Location	LEX Code	Description	Rock description
1	398m NW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

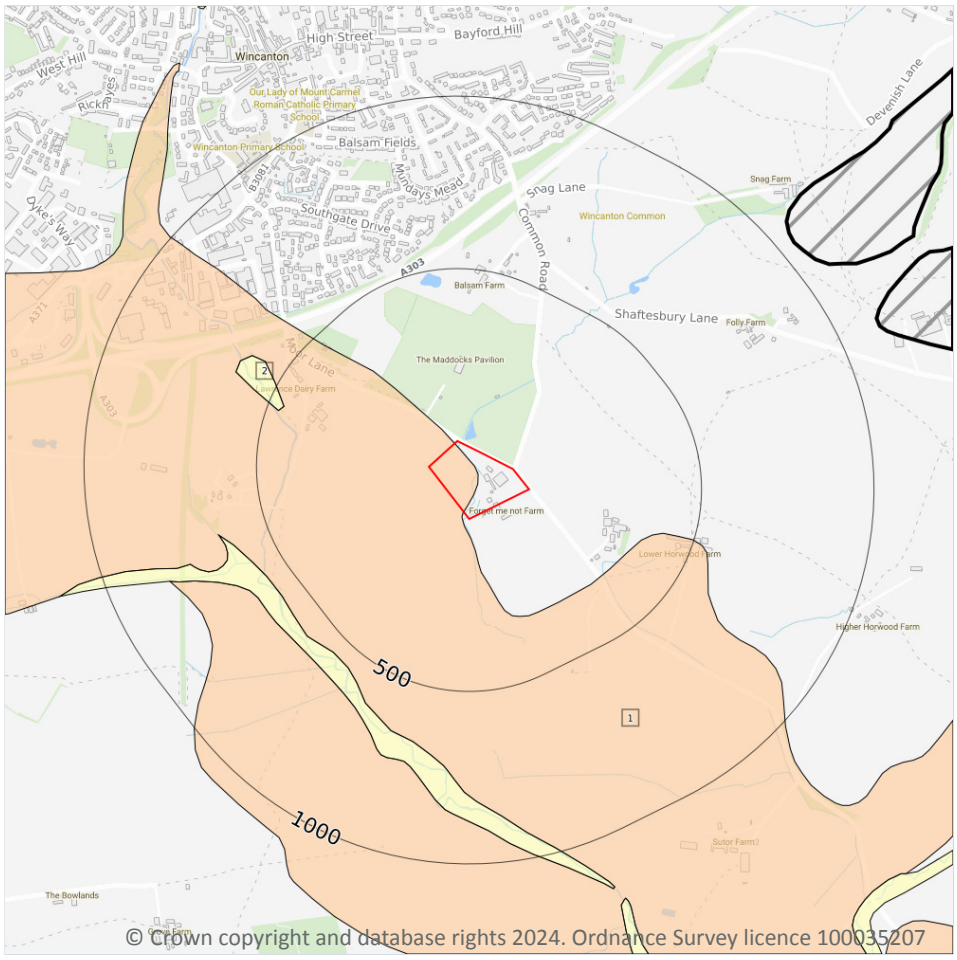
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m	2

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 72 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**RTD1-XSV**	**RIVER TERRACE DEPOSITS, 1**	**SAND AND GRAVEL**
2	455m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

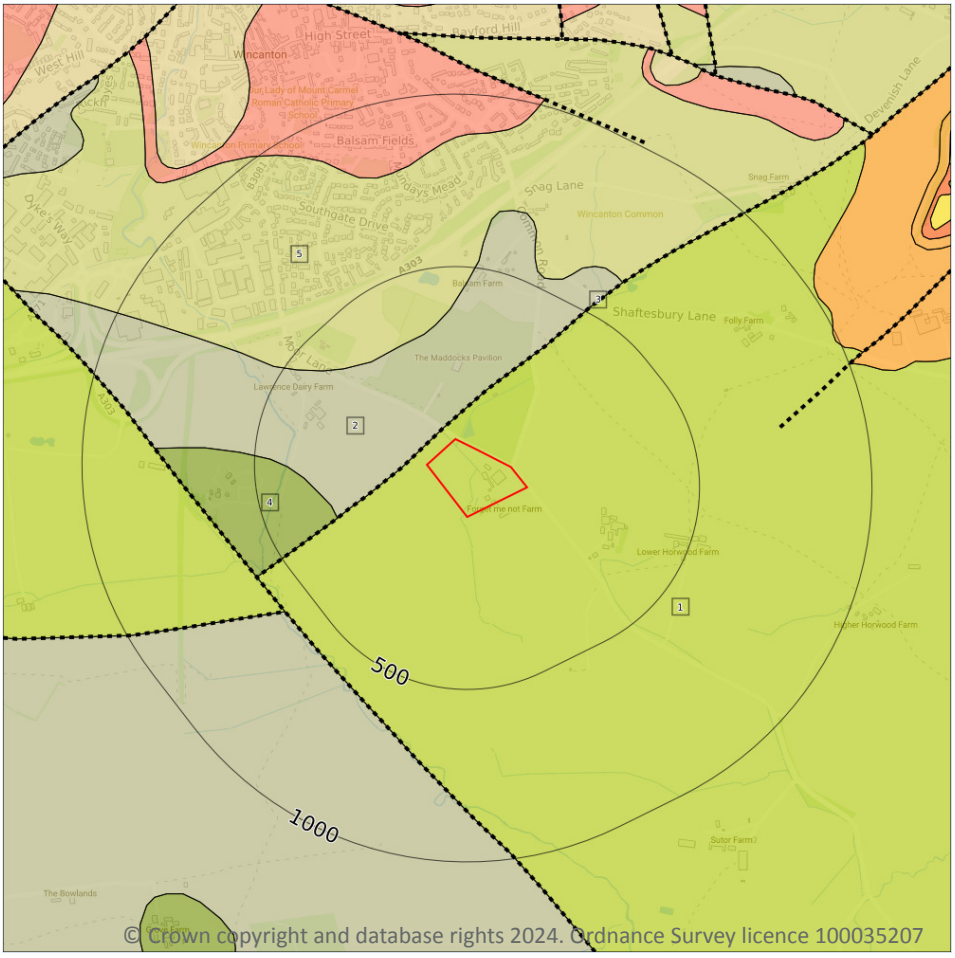
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m **4**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 74 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**STWE-MDST**	**STEWARTBY MEMBER AND WEYMOUTH MEMBER (UNDIFFERENTIATED) - MUDSTONE**	**CALLOVIAN**
2	44m W	MPMU-MDST	MOHUNS PARK MUDSTONE BED - MUDSTONE	CALLOVIAN
4	301m W	PET-MDST	PETERBOROUGH MEMBER - MUDSTONE	CALLOVIAN

ID	Location	LEX Code	Description	Rock age
5	313m NW	KLB-STMD	KELLAWAYS FORMATION - SANDSTONE AND MUDSTONE	CALLOVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**2**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Very Low**
44m W	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**1**

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 74 >**

ID	Location	Category	Description
3	44m W	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

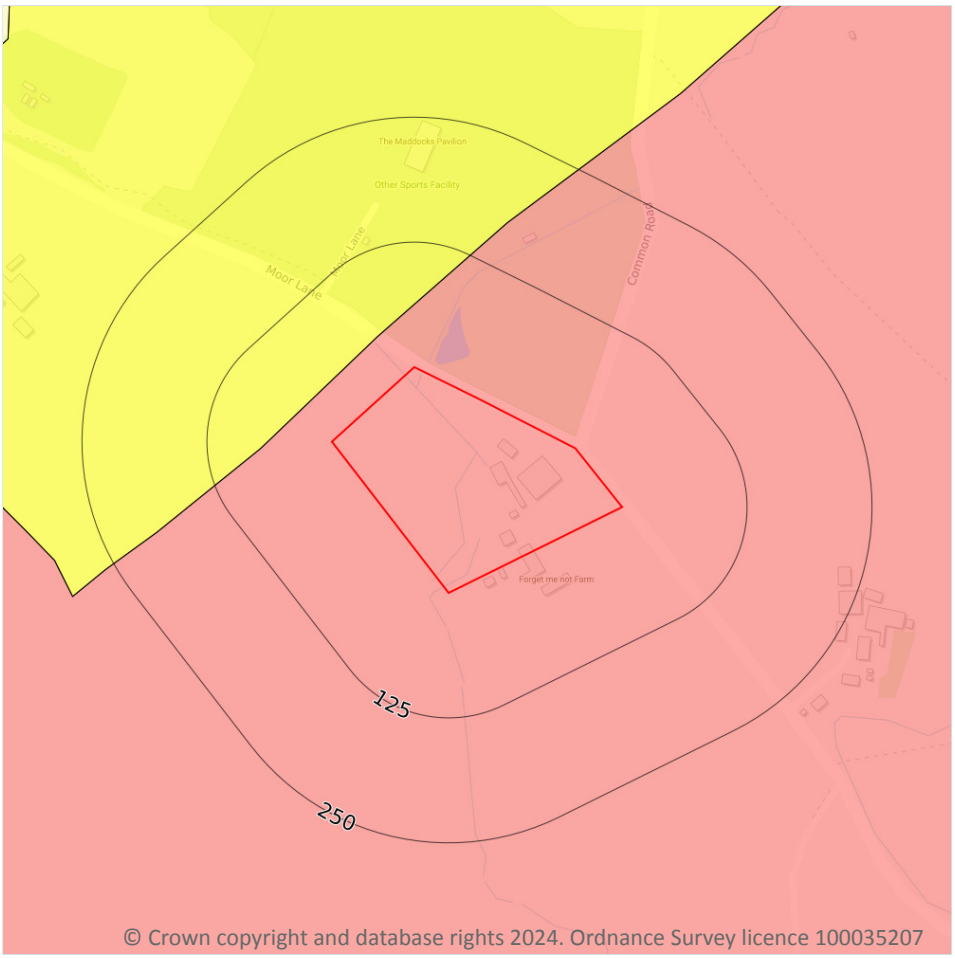
16.1 BGS Boreholes

Records within 250m	0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	2

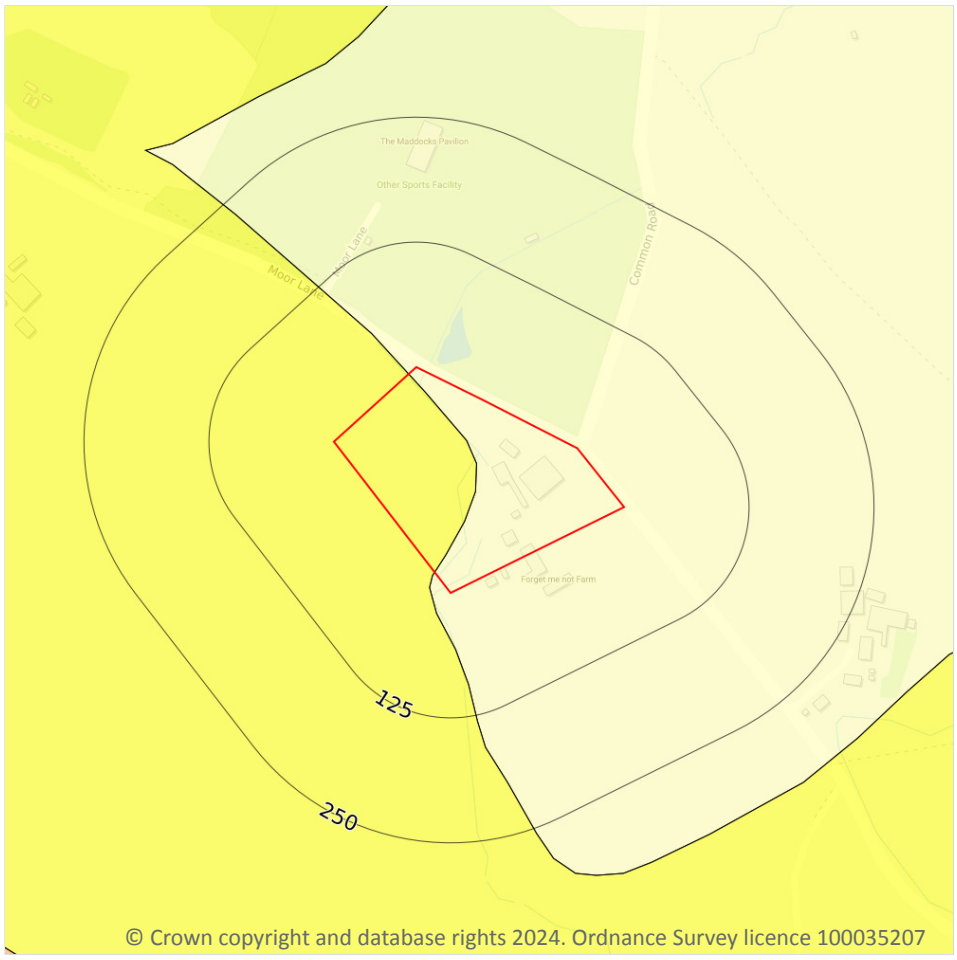
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 77 >**

Location	Hazard rating	Details
On site	**Moderate**	**Ground conditions predominantly high plasticity.**
44m W	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

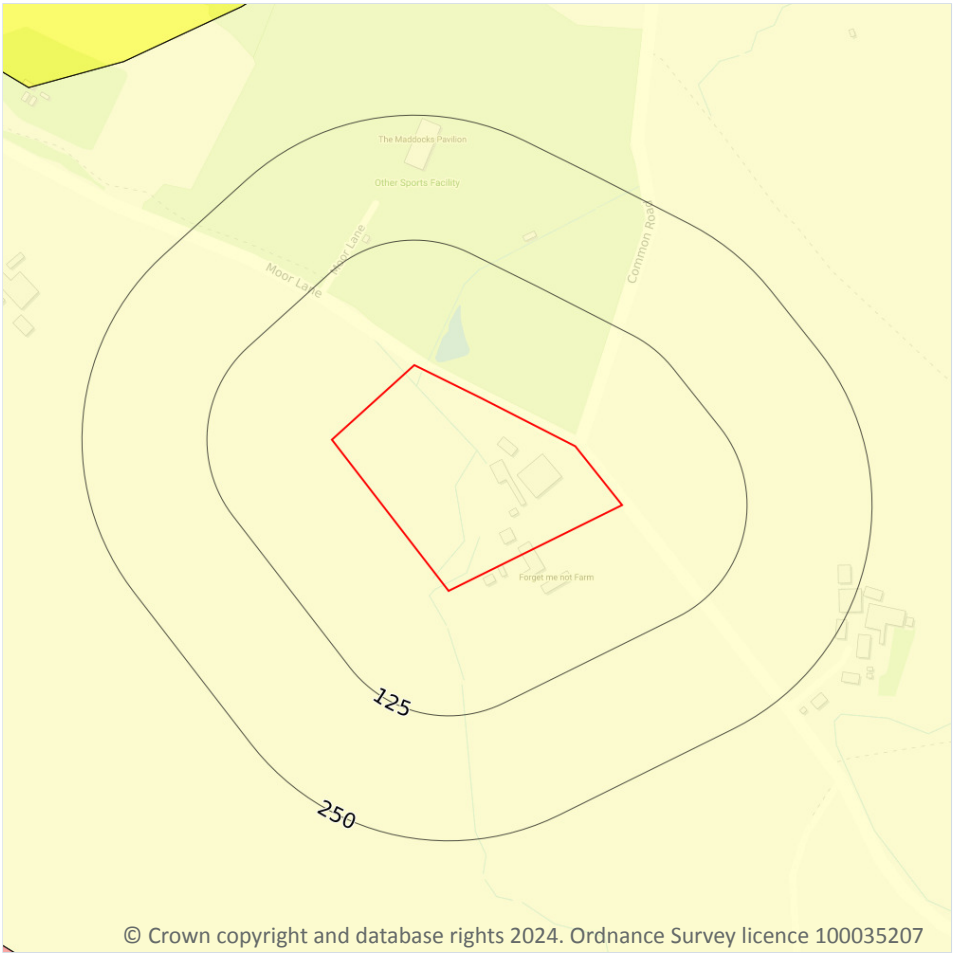
Features are displayed on the Natural ground subsidence - Running sands map on **page 78 >**

Location	Hazard rating	Details
On site	**Negligible**	**Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

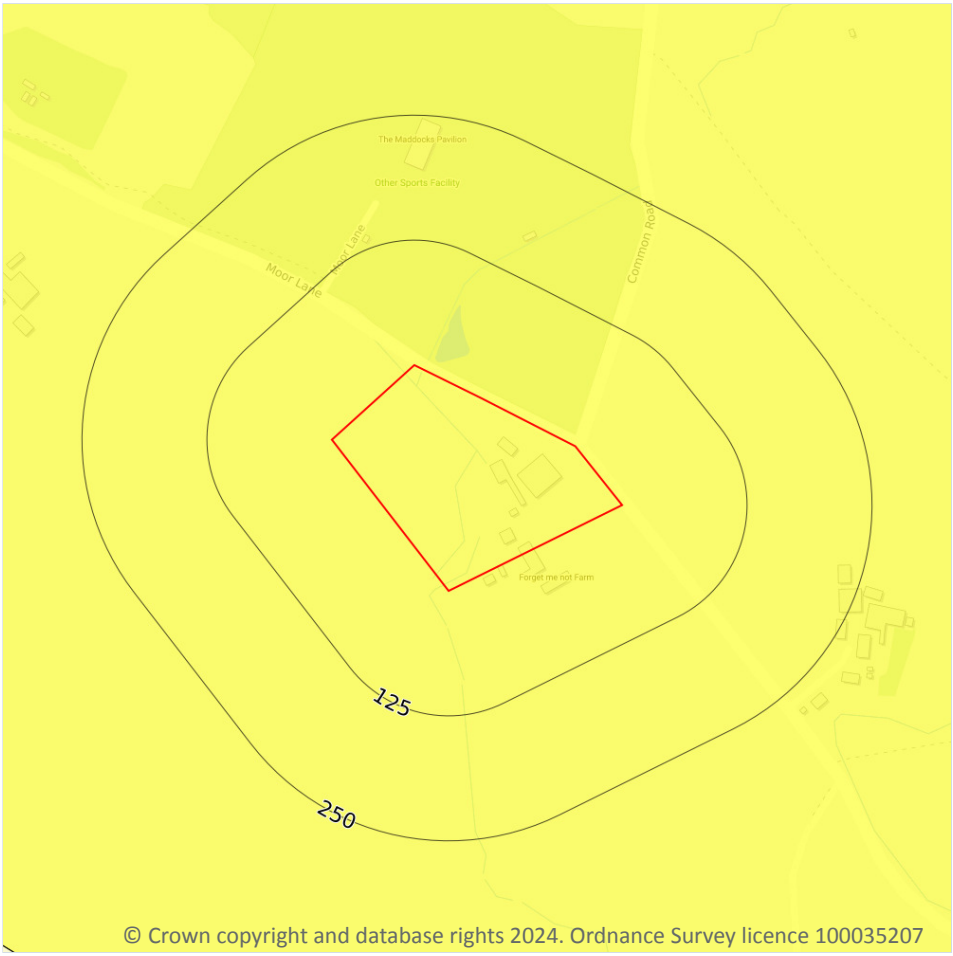
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 80 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

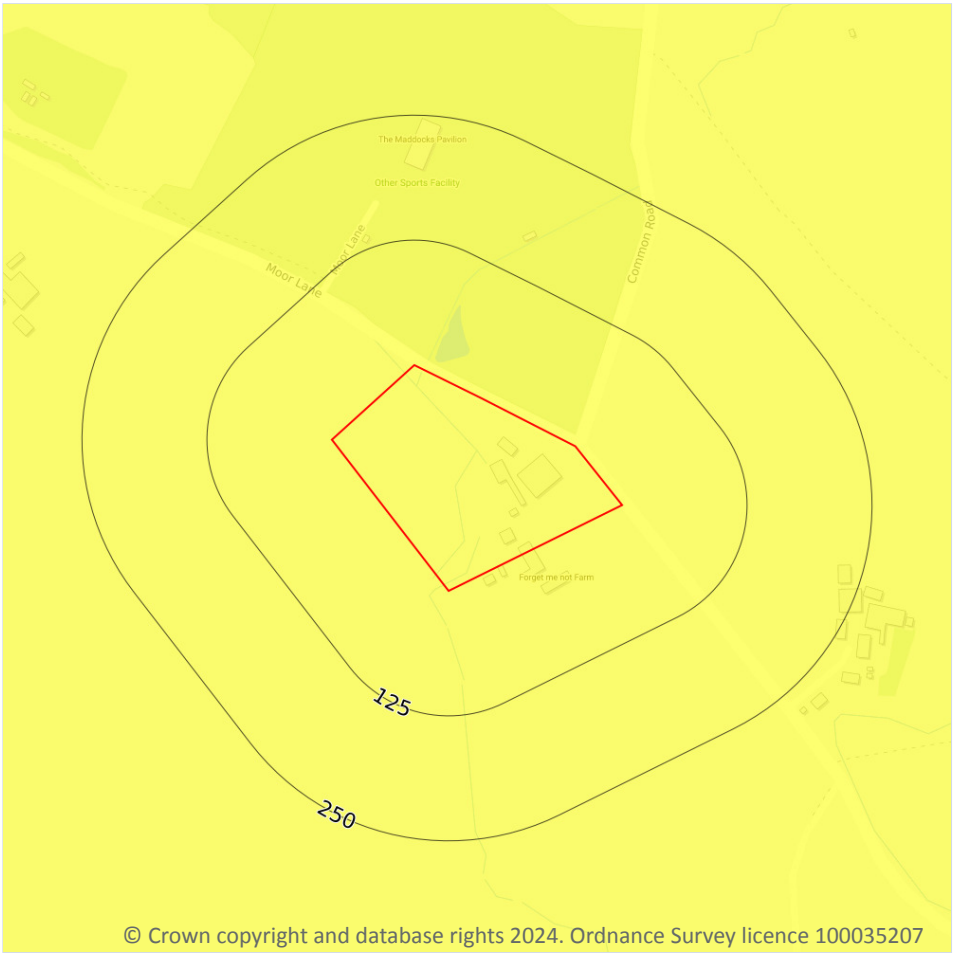
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 81 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

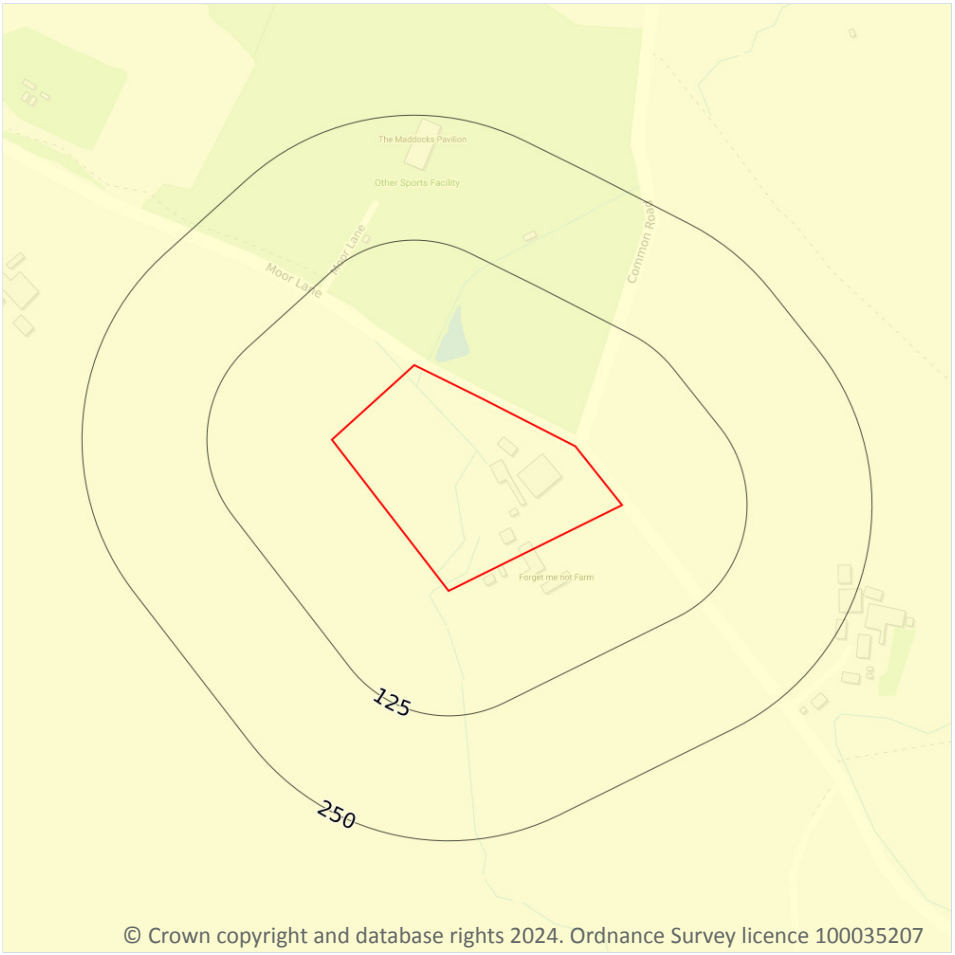
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 82 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

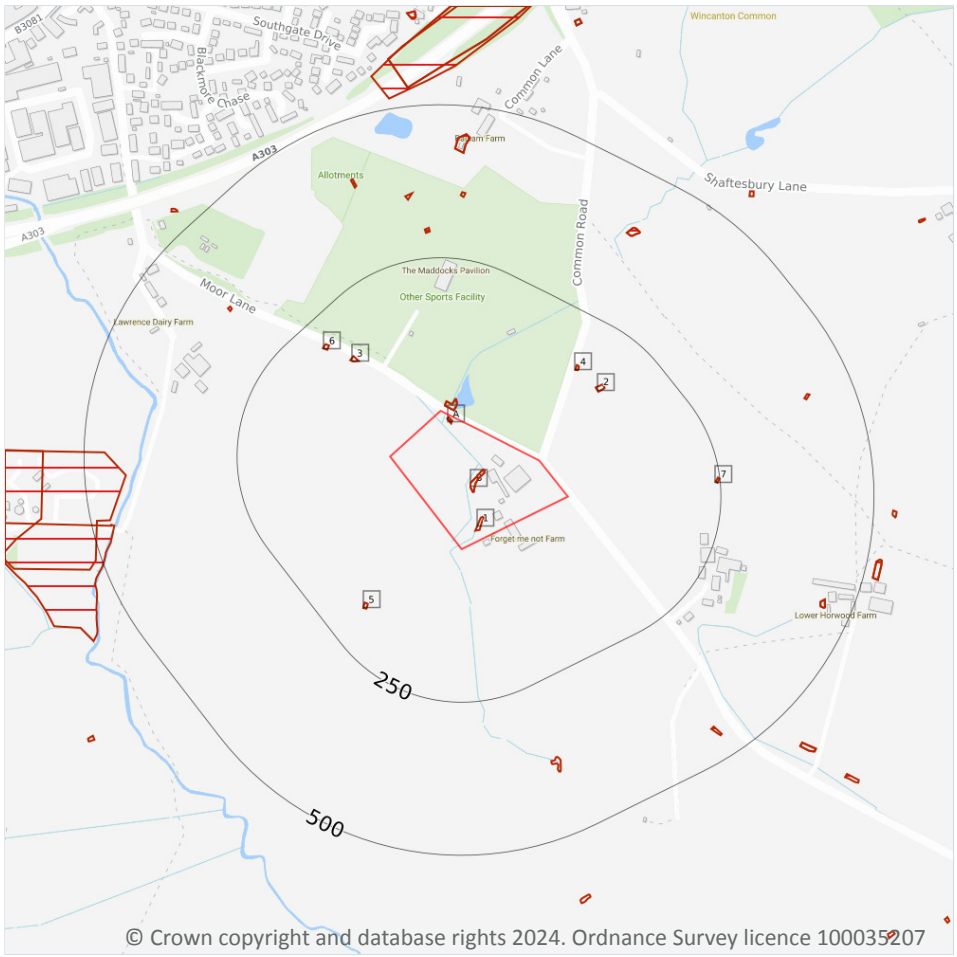
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 83 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	12

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 85 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Pond**	**1931**	**1:10560**
A	**On site**	**Pond**	**1931**	**1:10560**
B	**On site**	**Slurry Pit**	**1992**	**1:10000**
B	**On site**	**Slurry Pit**	**1983**	**1:10000**
A	10m N	Pond	1931	1:10560
A	10m N	Pond	1902	1:10560
2	148m NE	Pond	1931	1:10560
3	150m NW	Pond	1931	1:10560
4	159m NE	Pond	1931	1:10560
5	176m SW	Pond	1931	1:10560
6	198m NW	Pond	1931	1:10560
7	243m E	Pond	1931	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the

Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

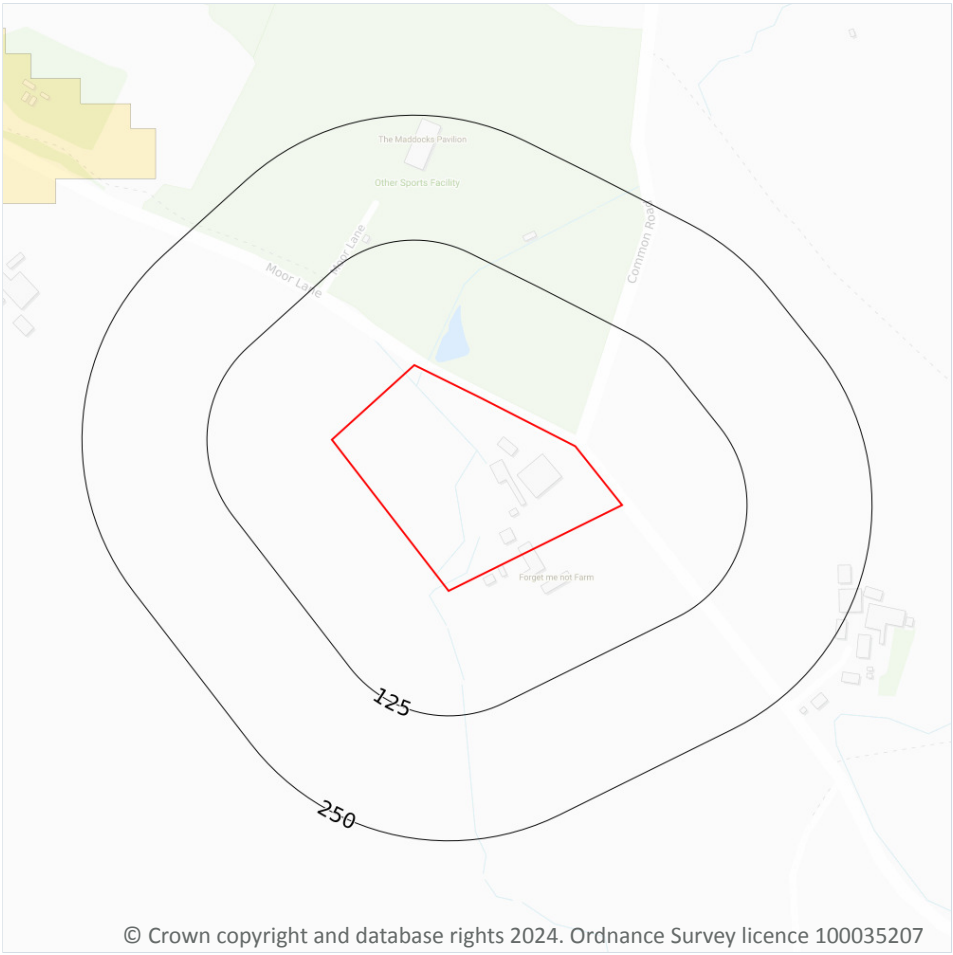
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 92 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	**9**

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**30 - 45 mg/kg**
44m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
46m NW	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
47m NW	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

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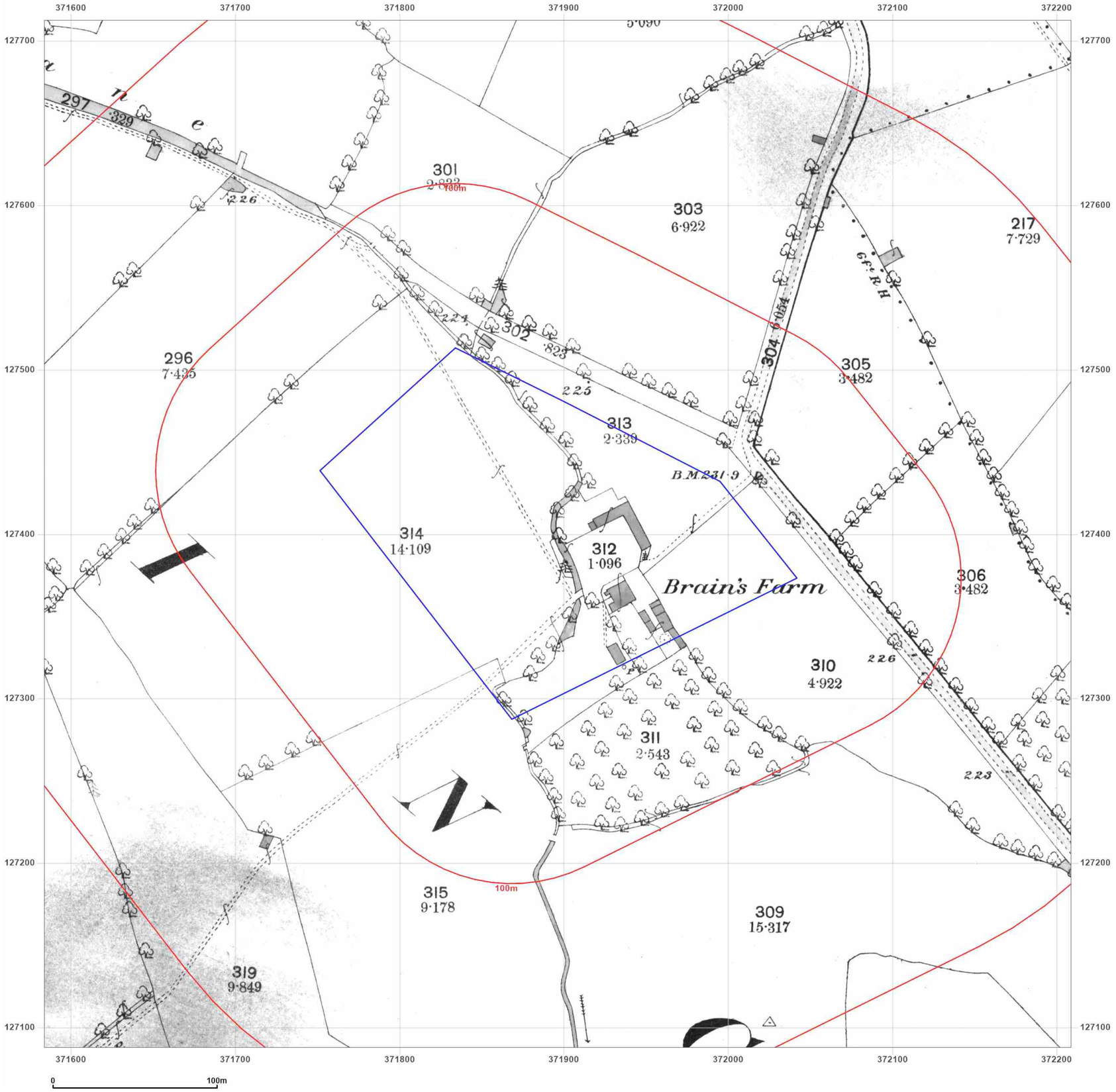
Appendix B – GroundSure Mapinsight Report



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Site Details:

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: County Series

Map date: **1887**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A

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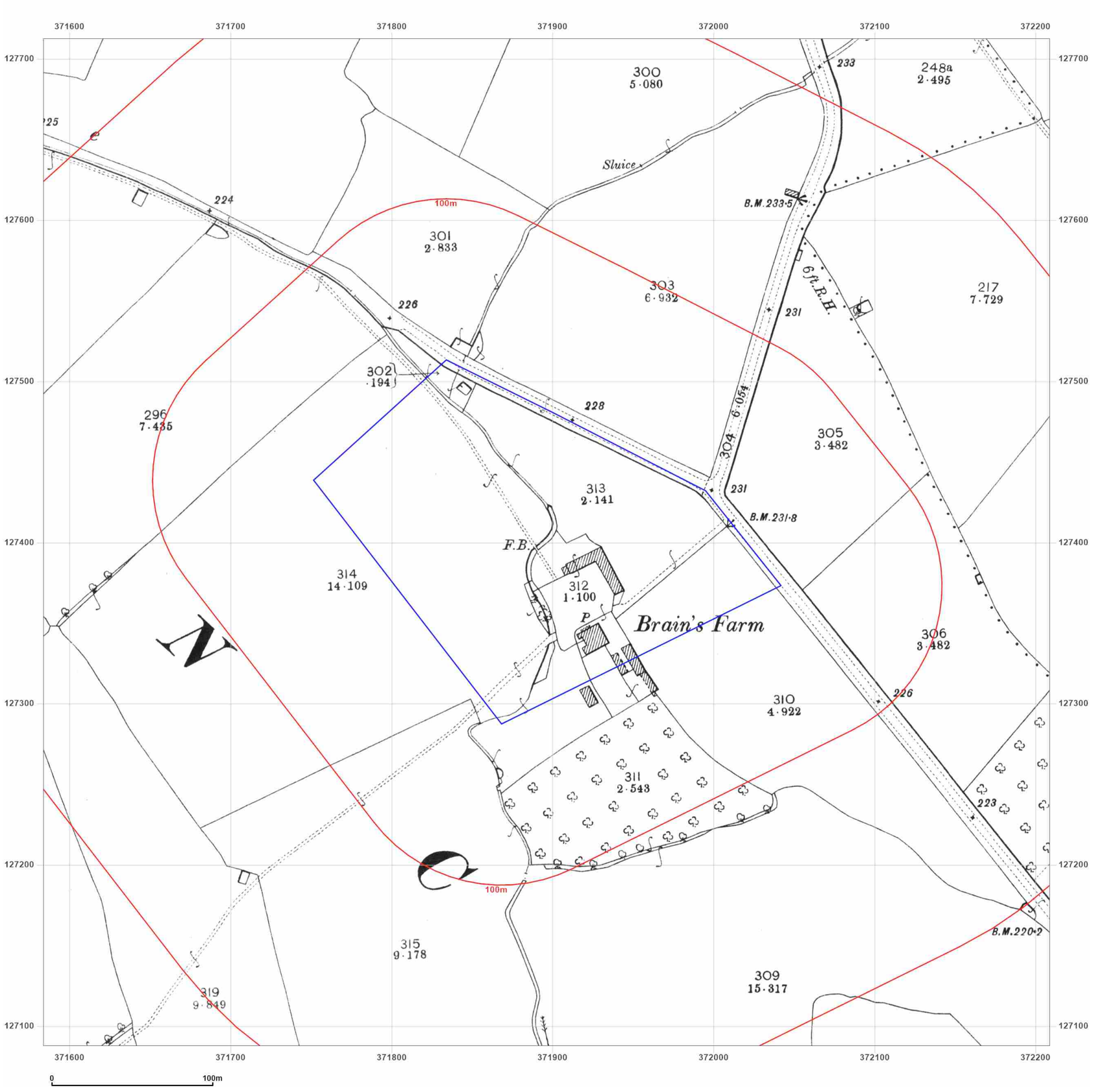

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Site Details:

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: County Series

Map date: **1903**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Levelled N/A

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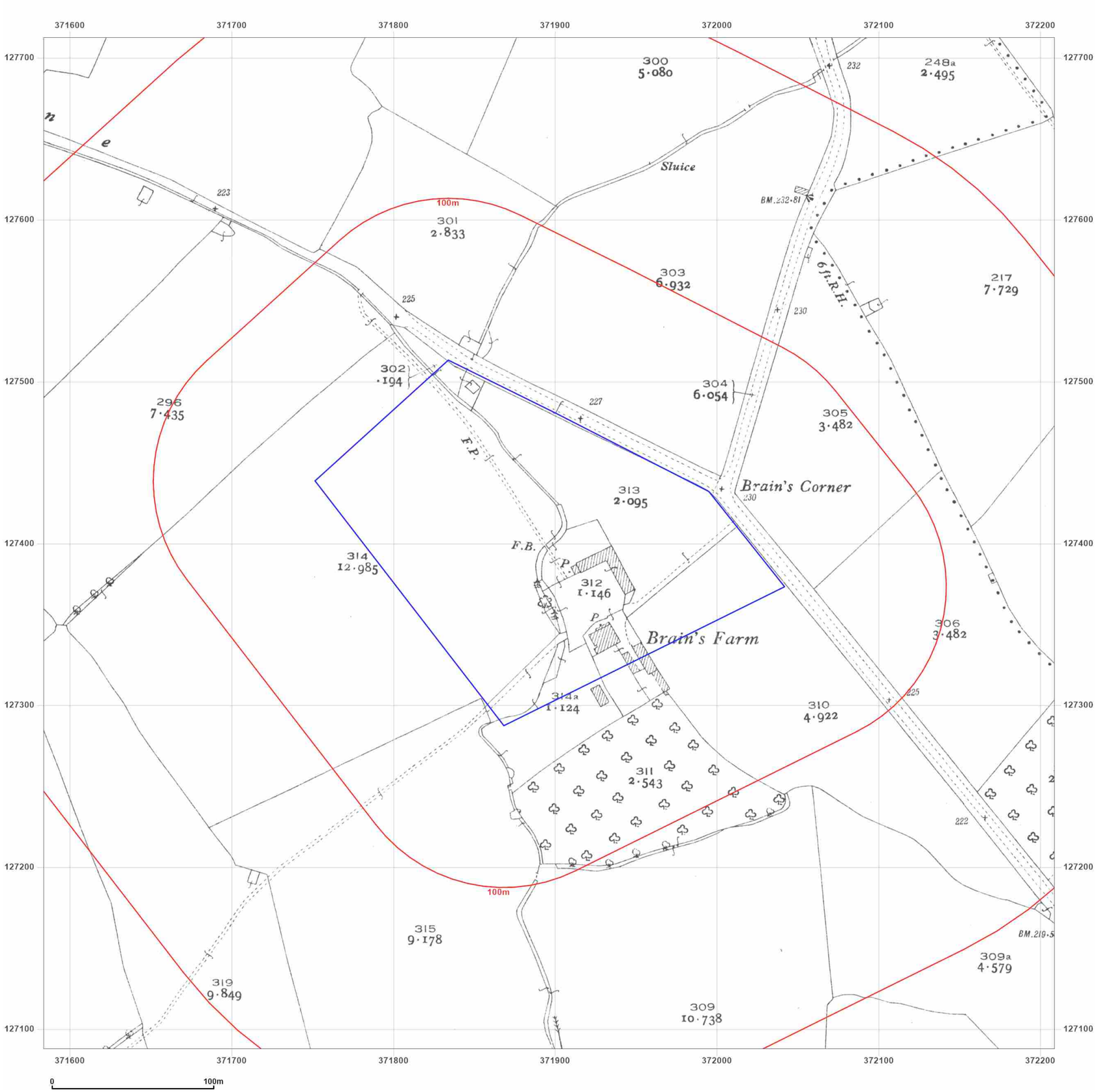

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Site Details:

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: County Series

Map date: **1930**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1930
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A

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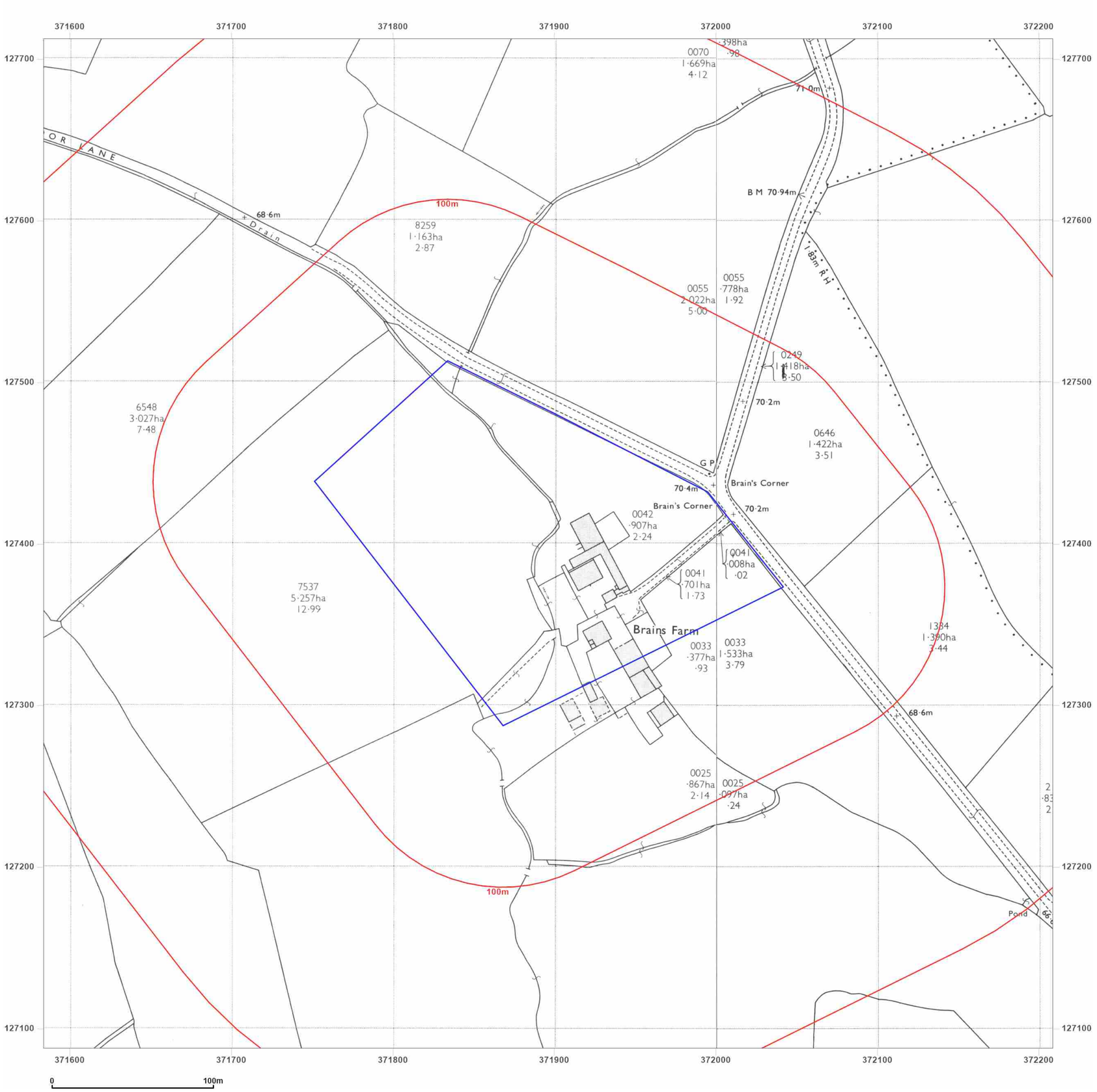

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1974**

Scale: 1:2,500

Printed at: 1:2,500

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W E
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Surveyed 1974 Revised 1974 Edition N/A Copyright 1975 Levelled 1973	Surveyed 1974 Revised 1974 Edition N/A Copyright 1975 Levelled 1952

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Site Details:

unspecified

Client Ref: EMS_921194_1142134
Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1978
Revised 1978
Edition N/A
Copyright 1978
Levelled N/A

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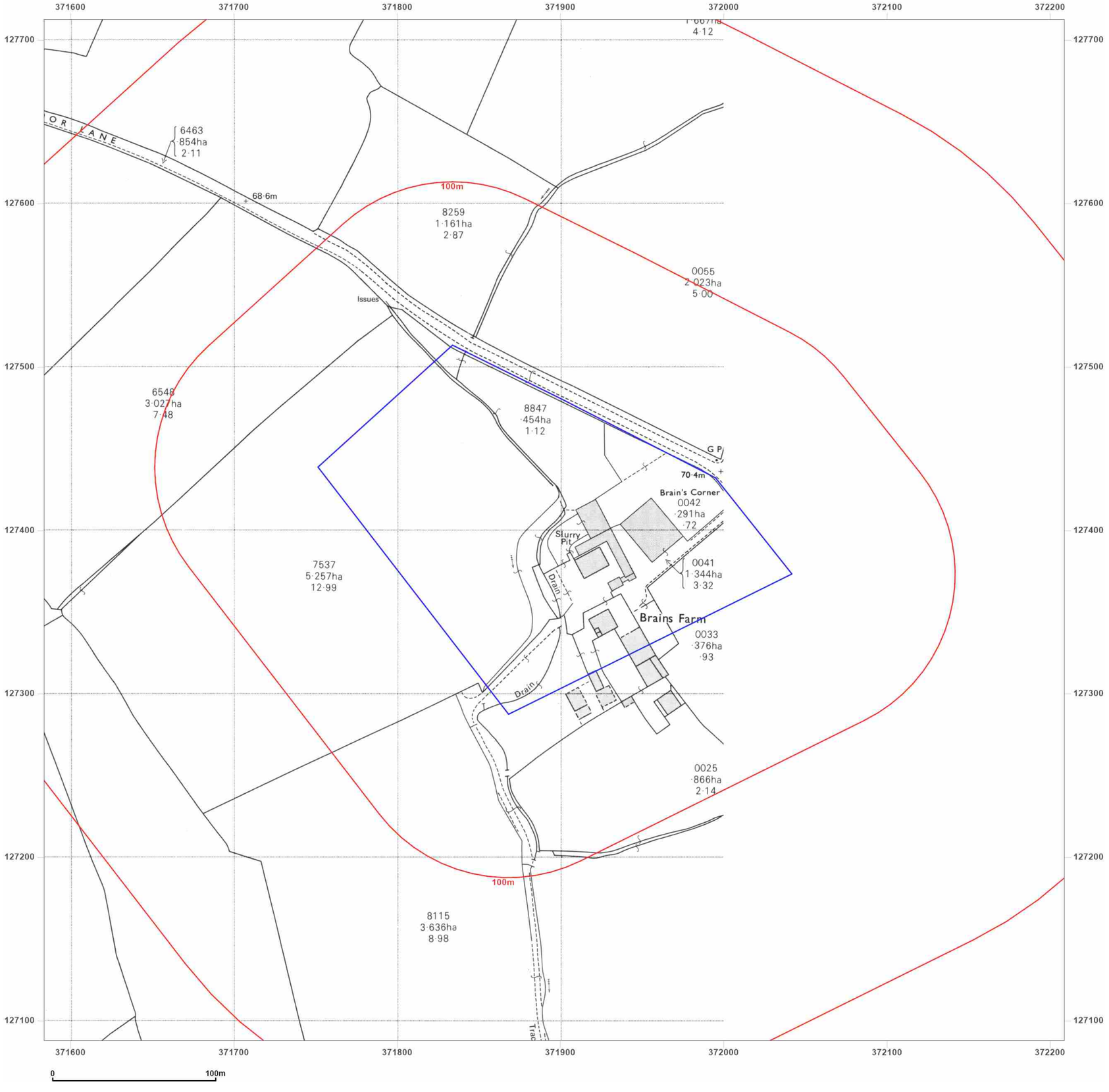

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1983**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1983
Revised 1983
Edition N/A
Copyright 1984
Levelled 1973

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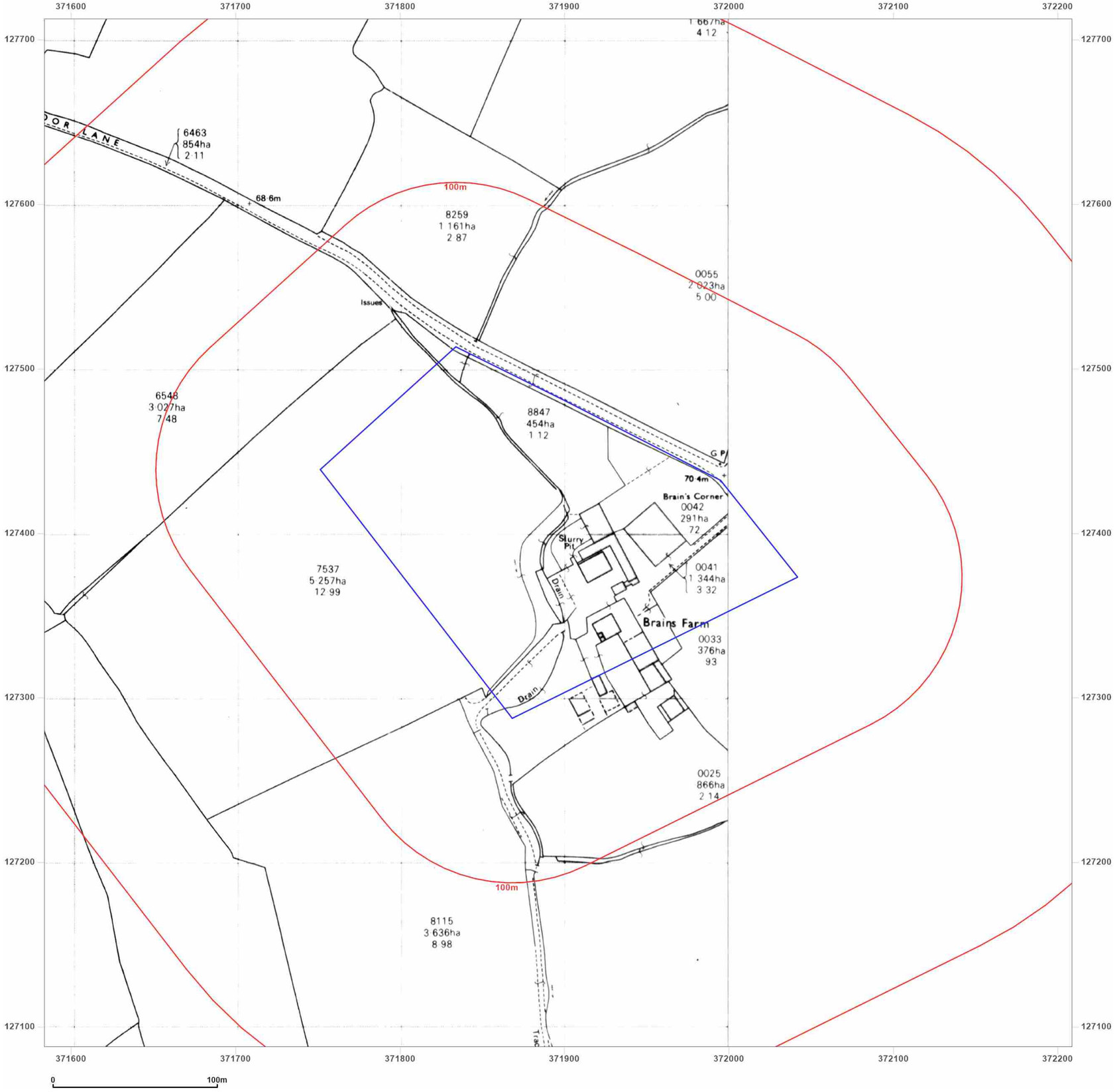

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1986**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1973
Revised 1986
Edition N/A
Copyright 1986
Levelled 1973

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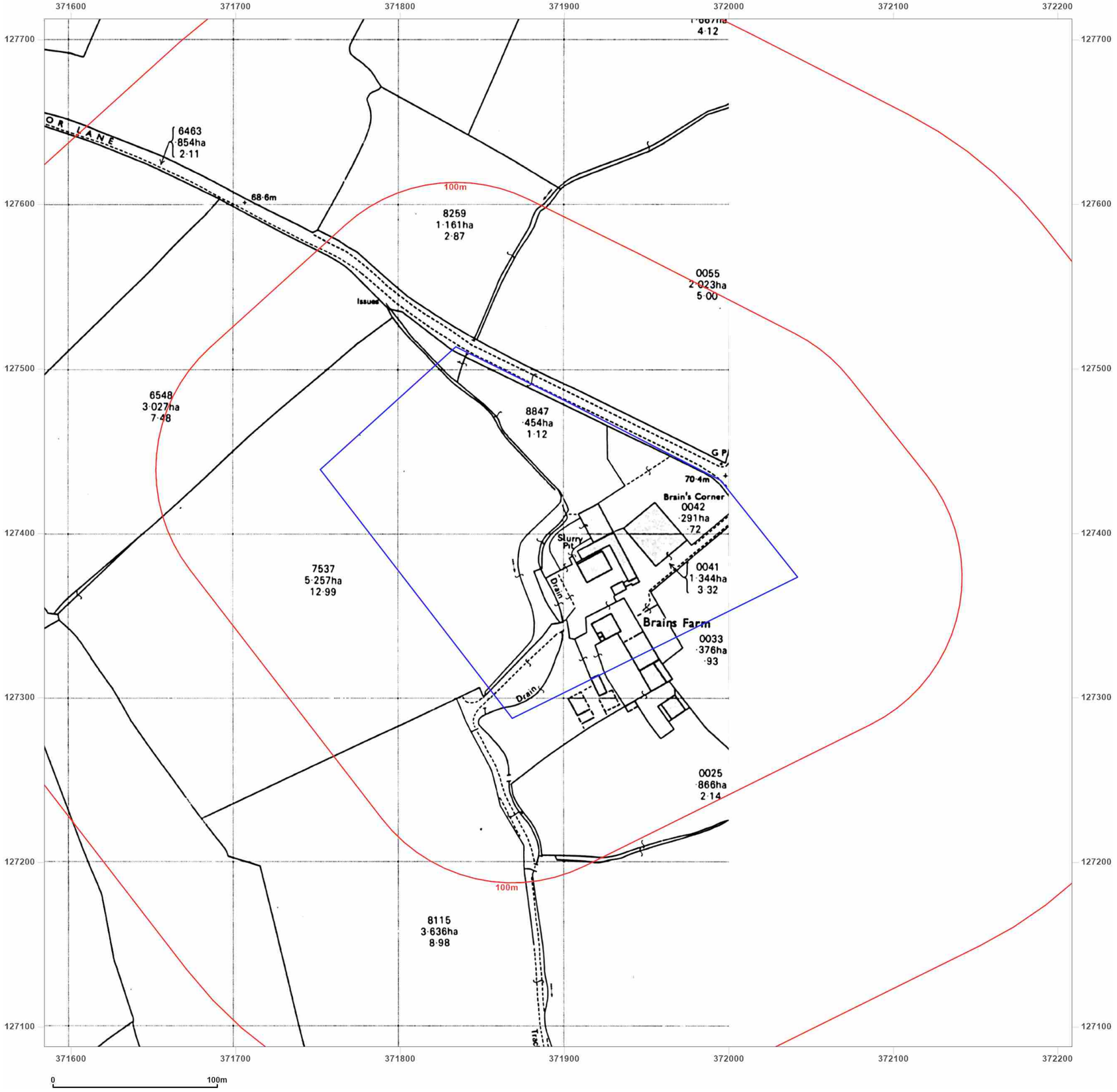

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1986**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1973
Revised 1986
Edition N/A
Copyright 1986
Levelled 1973

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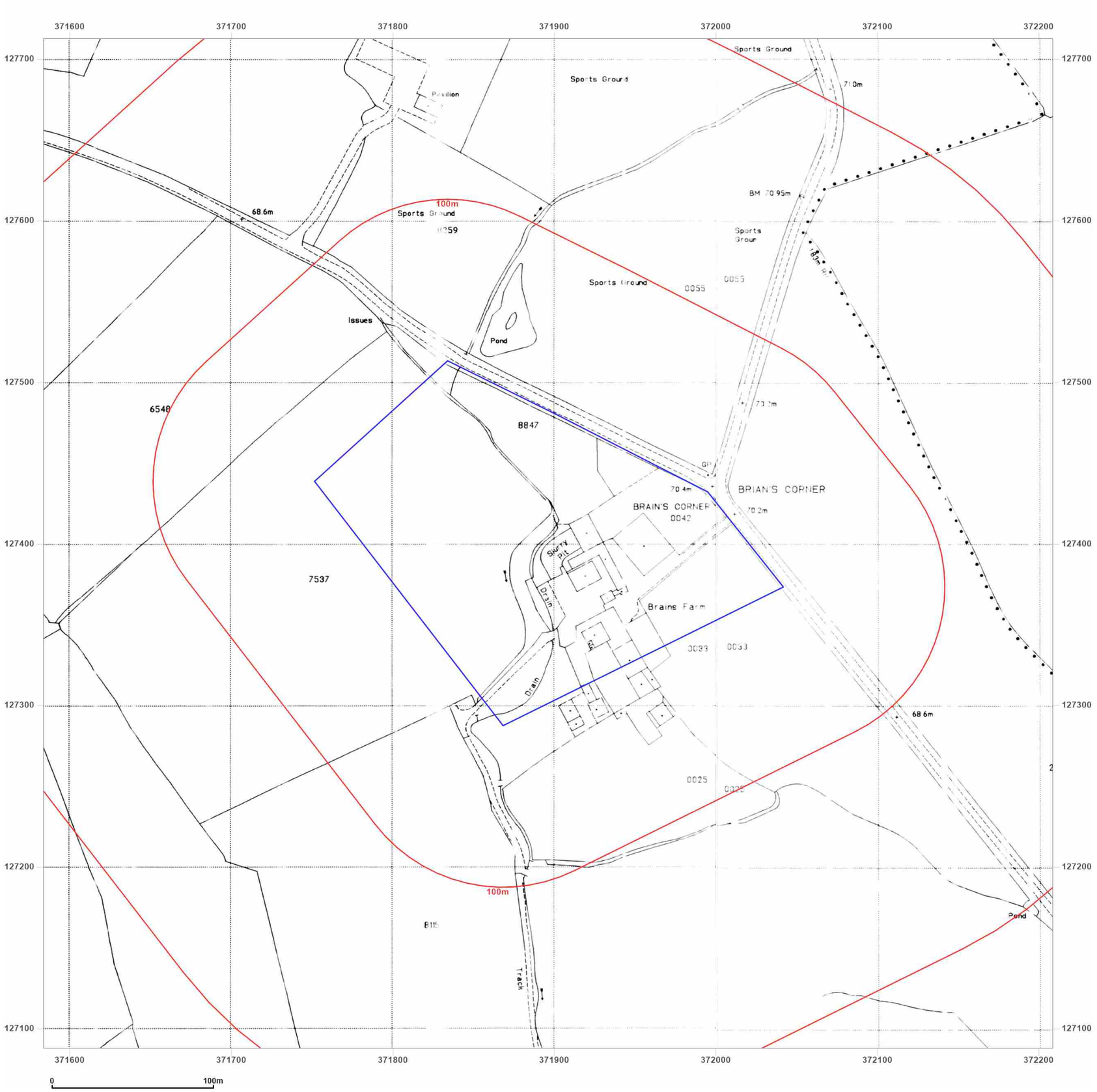

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Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
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Site Details:

unspecified

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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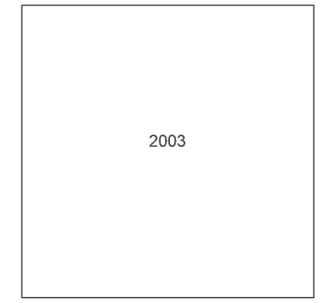

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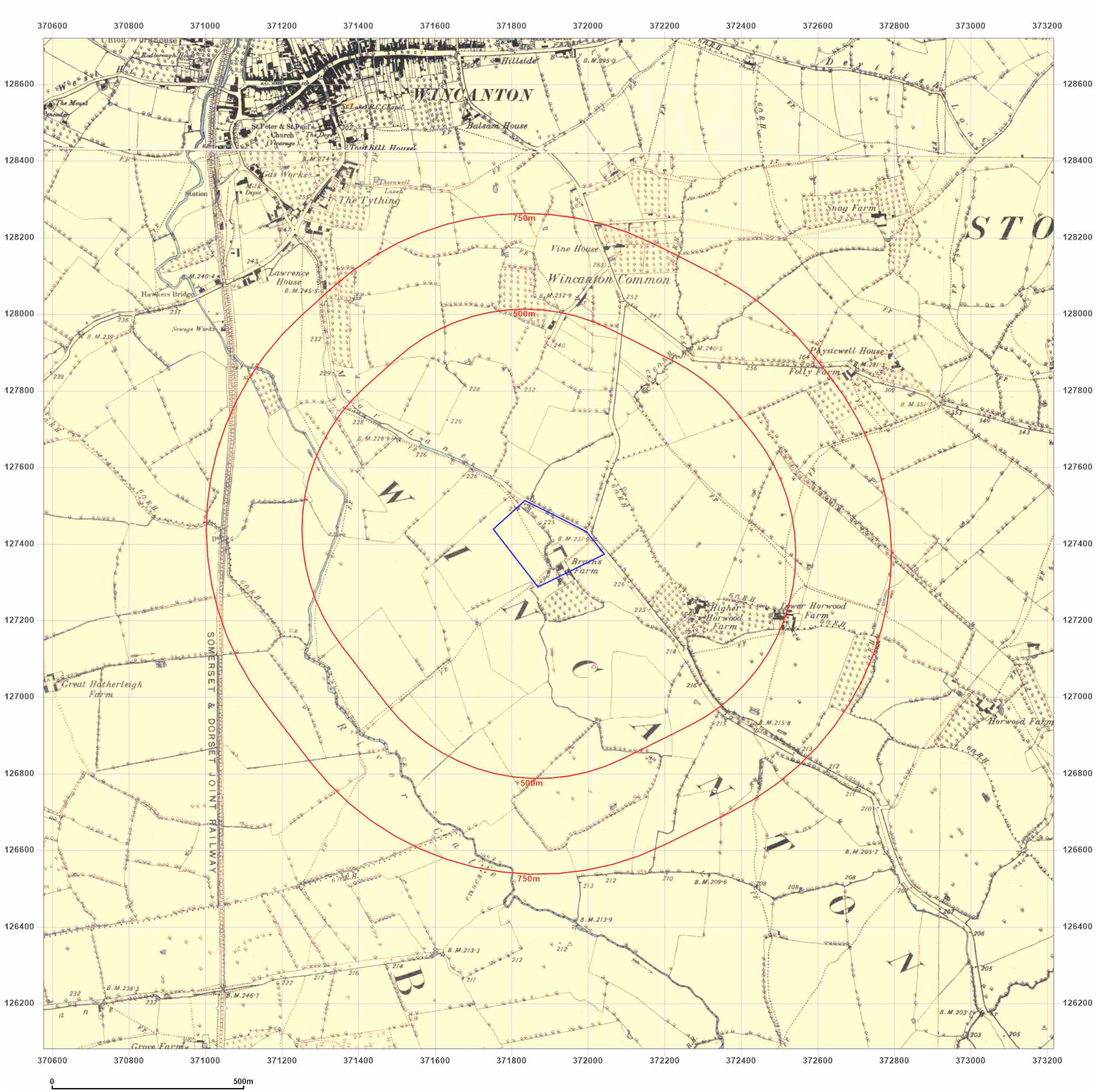

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: County Series

Map date: **1885**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
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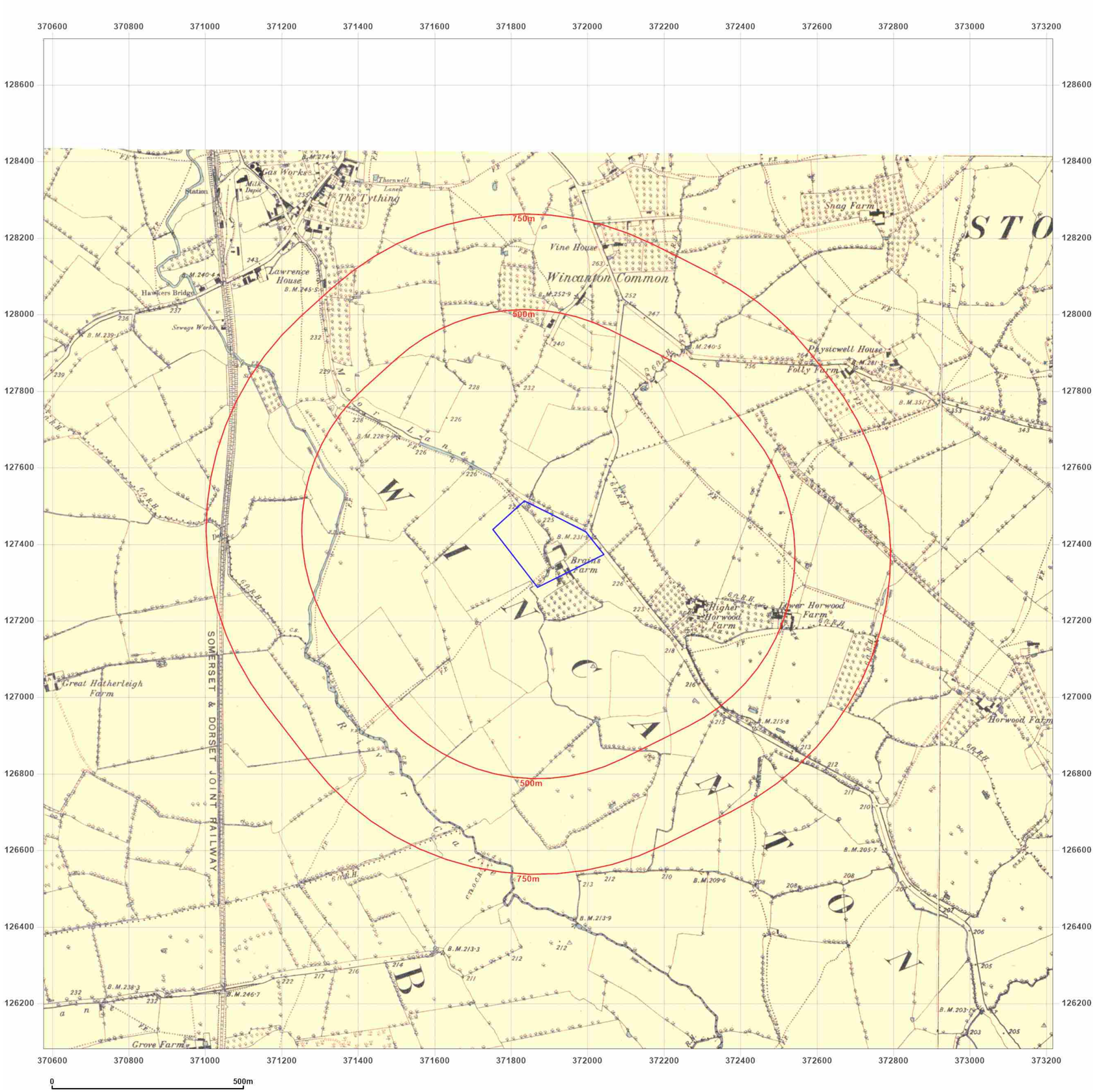

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: County Series
Map date: **1886**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed 1885
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised N/A
Edition N/A
Copyright N/A
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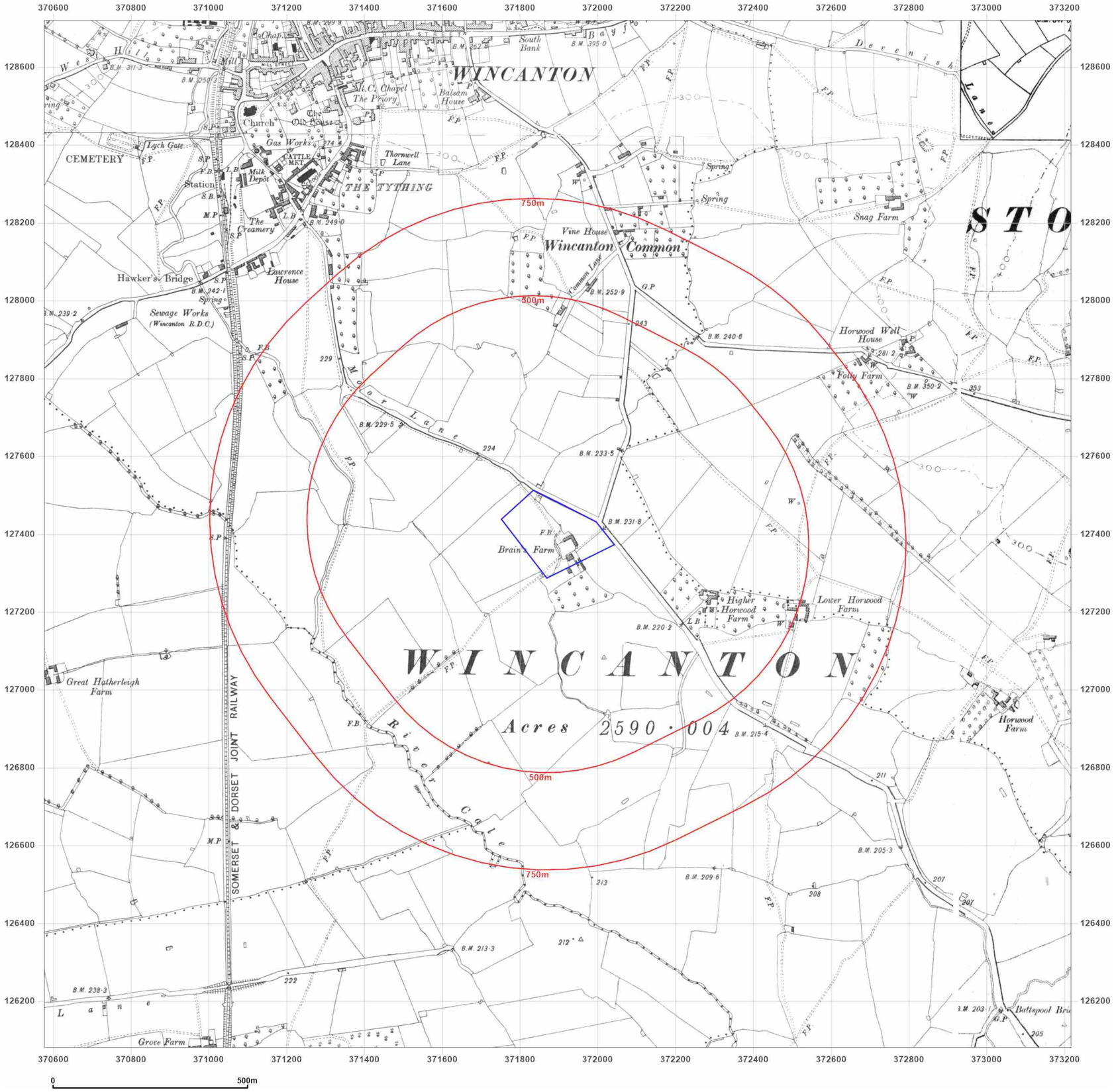

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: County Series

Map date: **1901-1902**

Scale: 1:10,560

Printed at: 1:10,560

N
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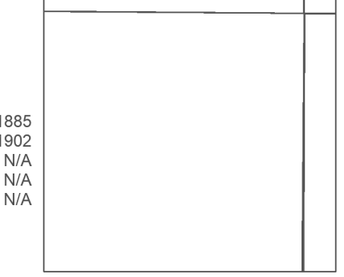
Surveyed 1885
Revised 1902
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1885
Revised 1902
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
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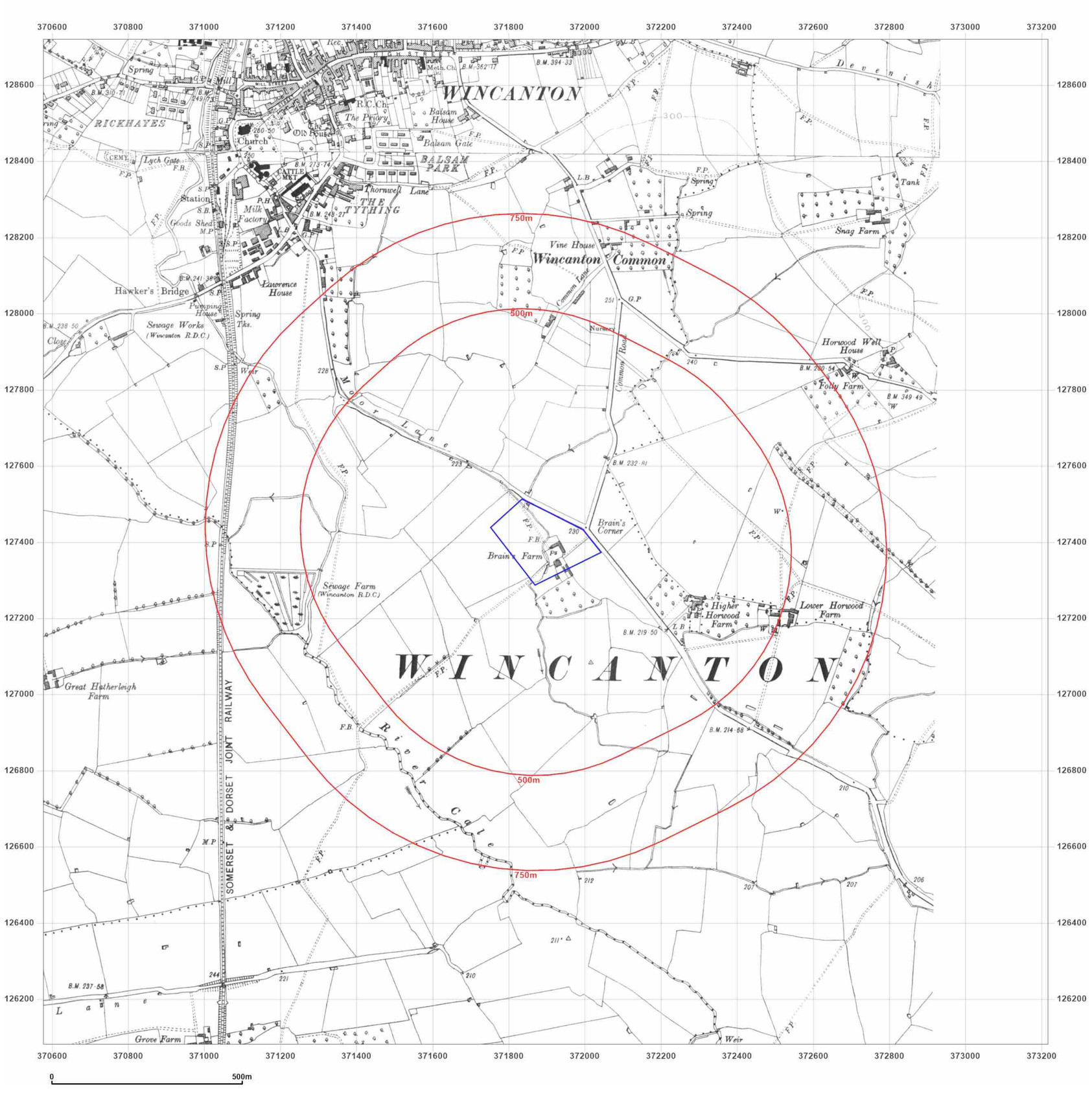

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: County Series

Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560

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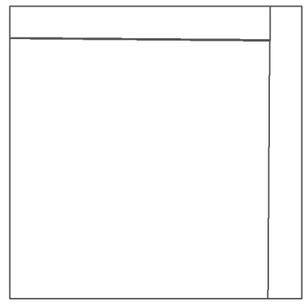
Surveyed 1885
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1885
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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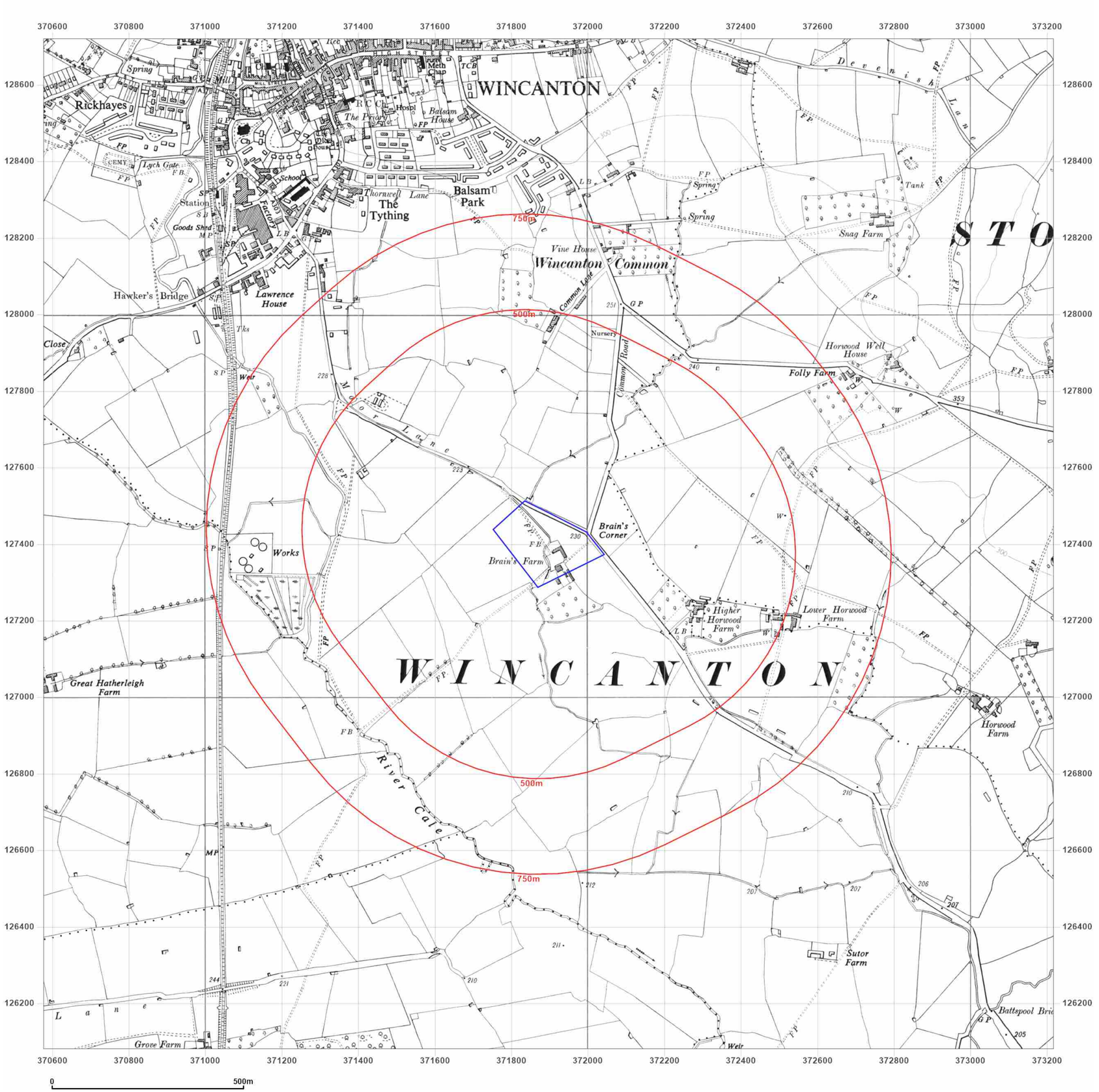

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: Provisional

Map date: **1961**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed N/A
Revised 1961
Edition N/A
Copyright N/A
Levelled N/A

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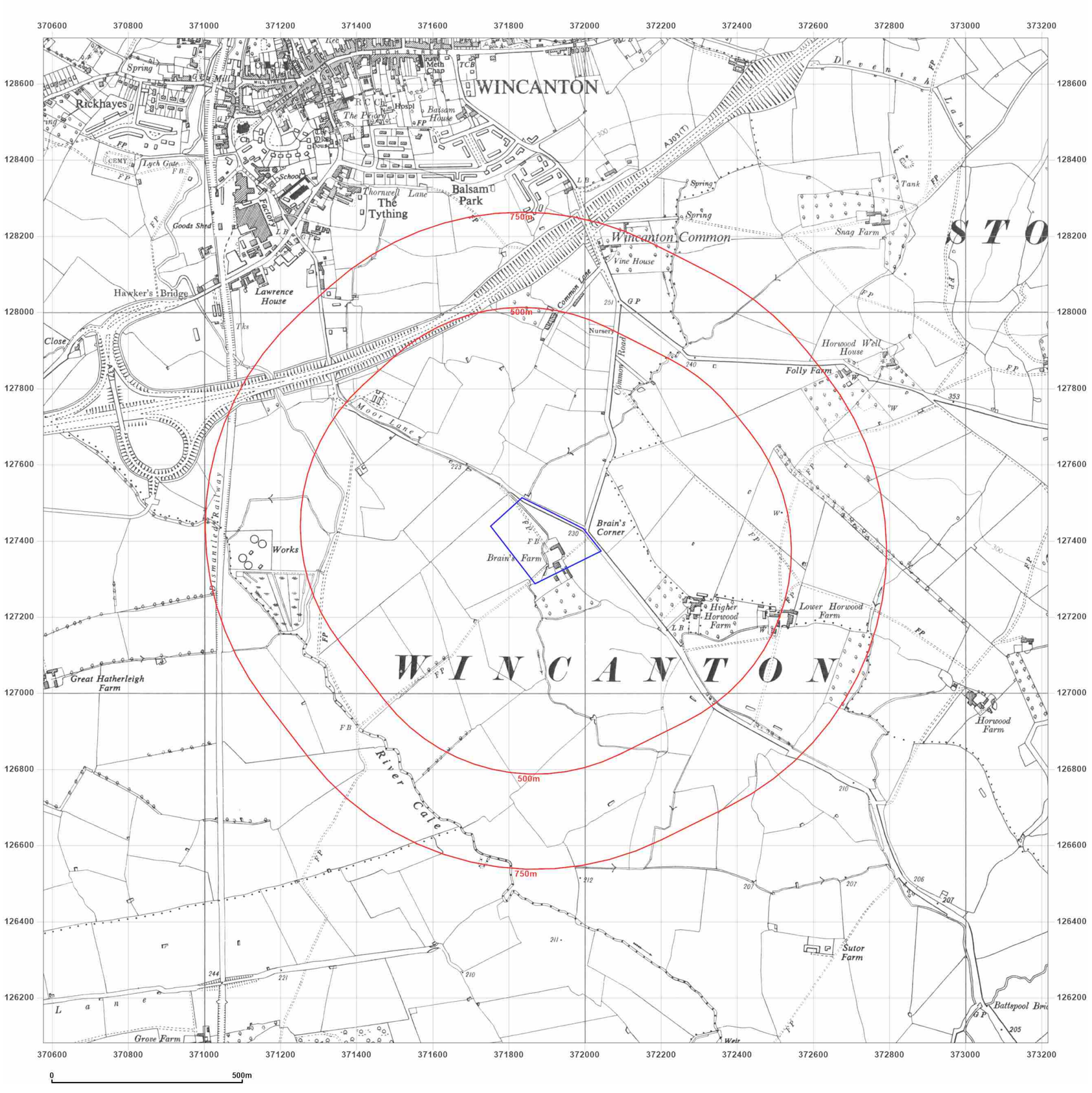

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Site Details:

unspecified

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: Provisional

Map date: **1978**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed N/A
Revised 1978
Edition N/A
Copyright N/A
Levelled N/A

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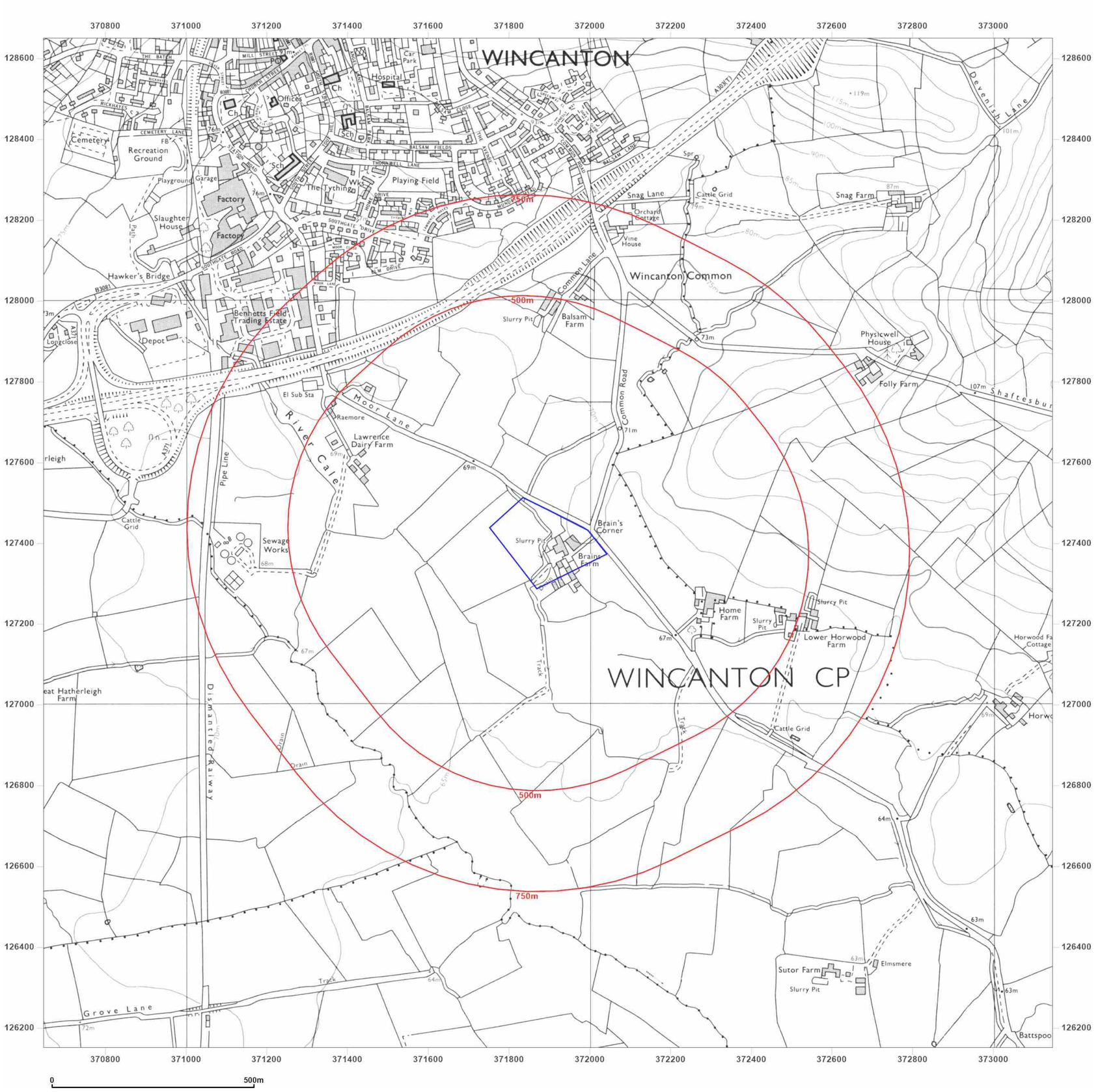

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Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1983**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1977
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

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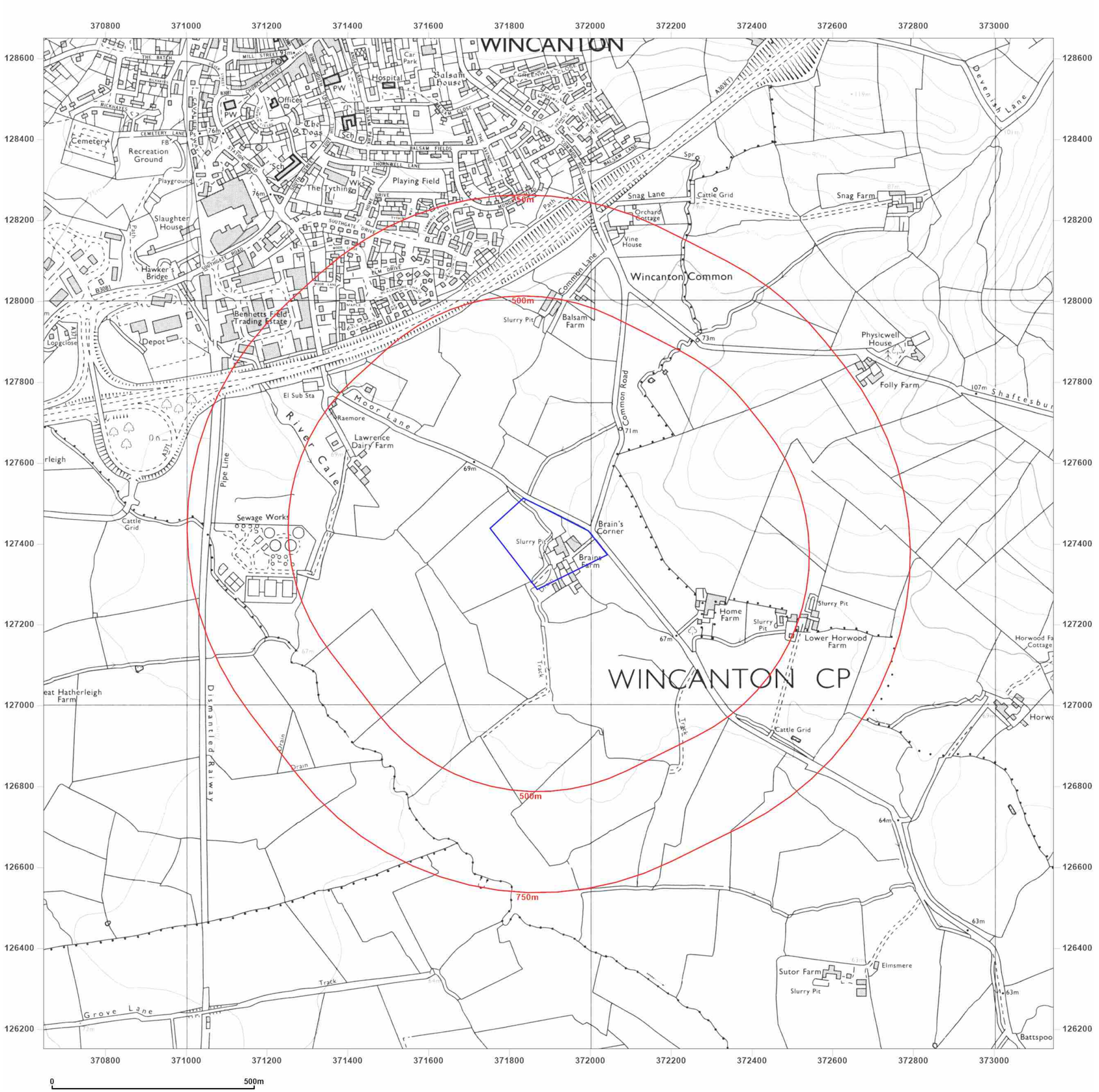

EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_921194_1142134
Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **1992**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1977
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

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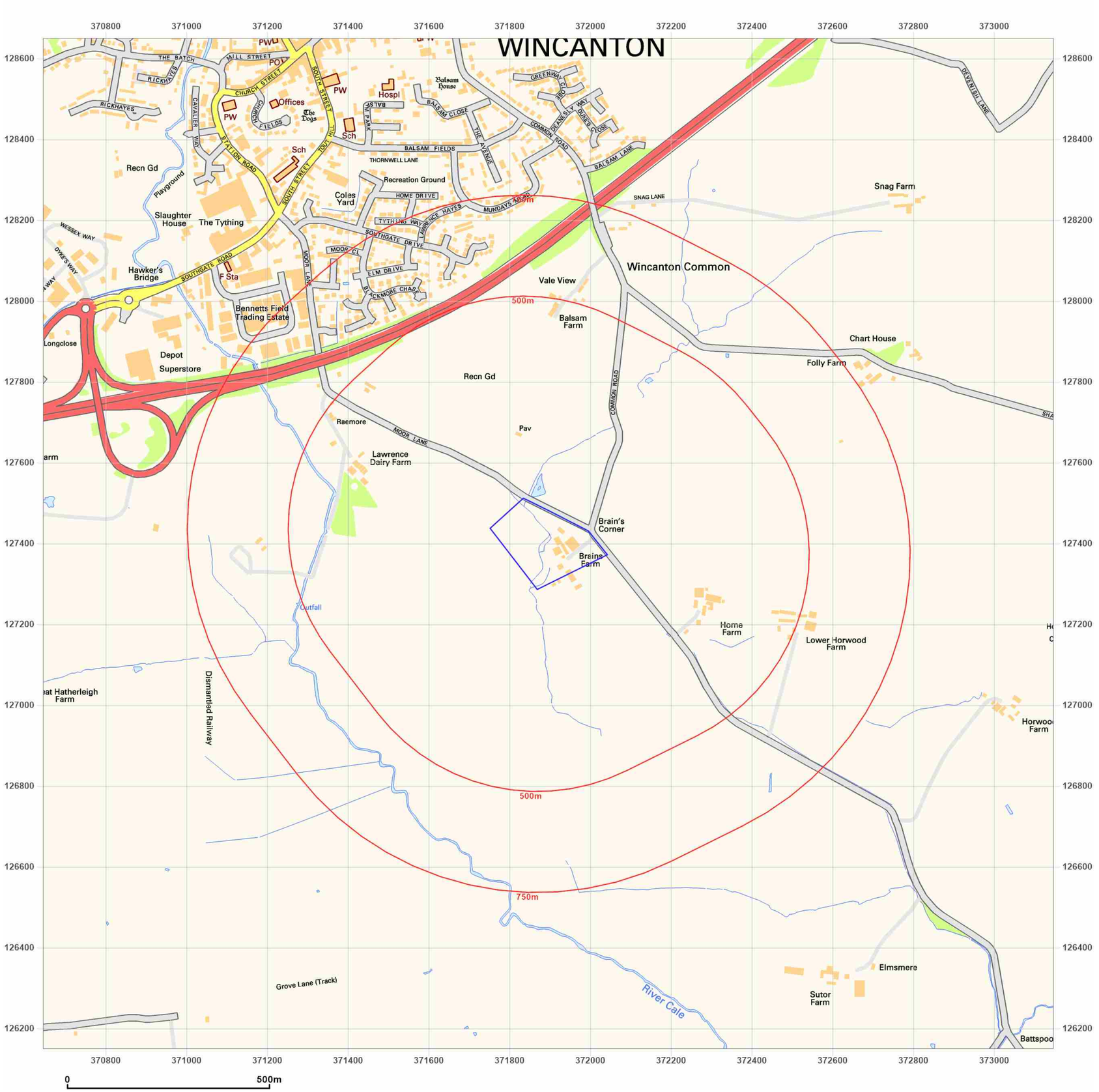

EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_921194_1142134
Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2001

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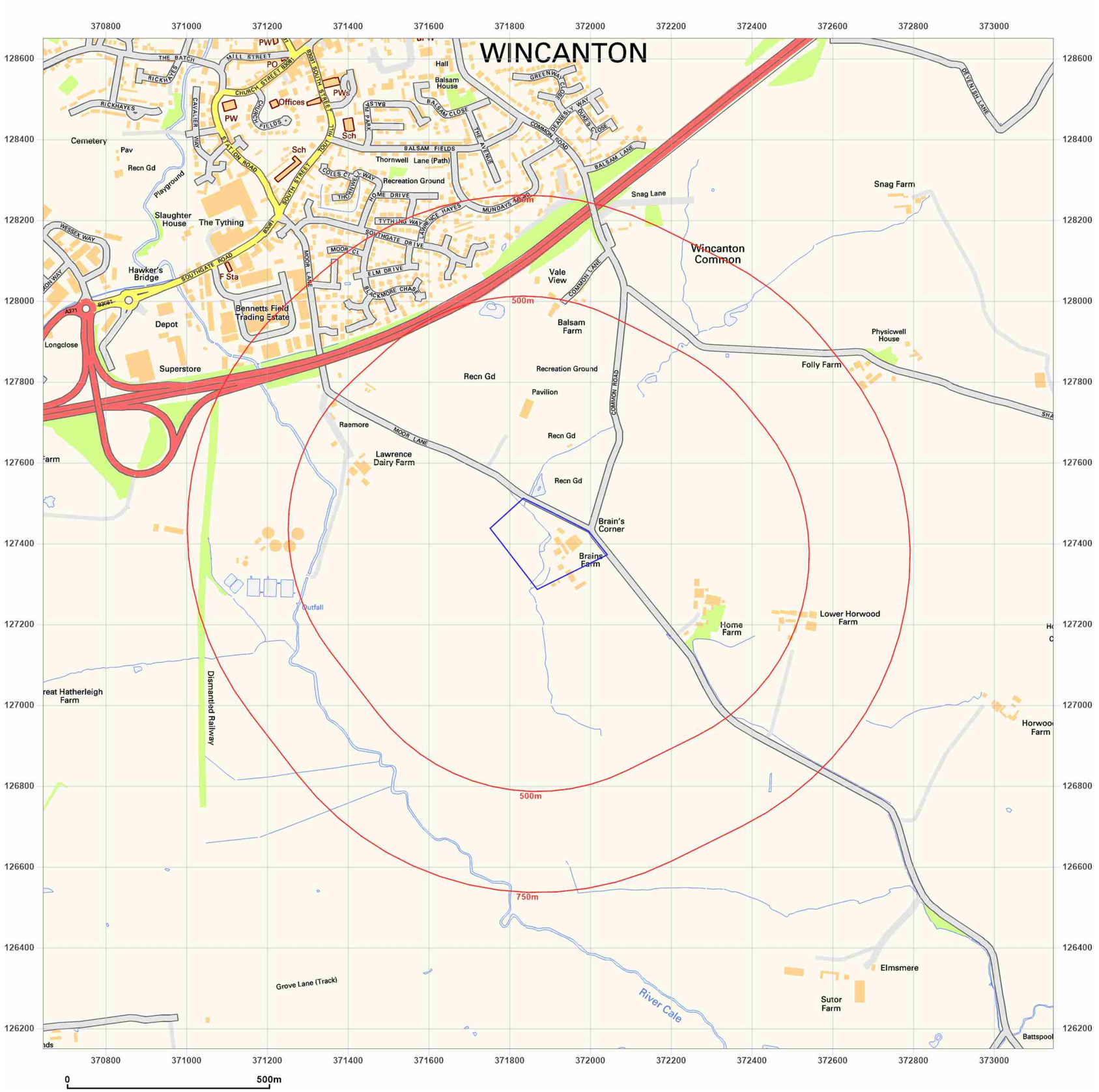

EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_921194_1142134
Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

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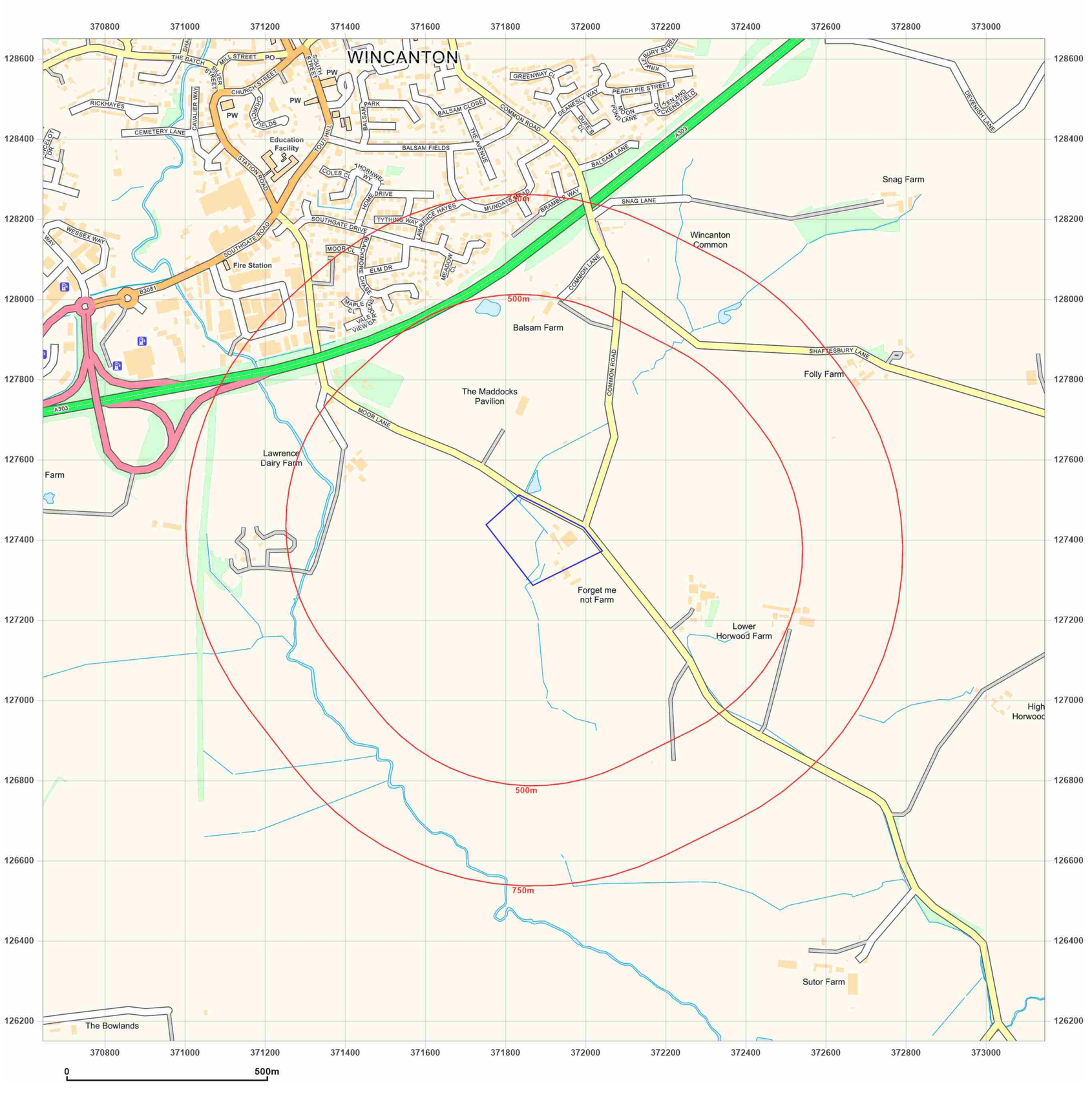

EMAPSITE™

Site Details:

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Client Ref: EMS_921194_1142134
Report Ref: EMS-921194_1173811
Grid Ref: 371896, 127400

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2024

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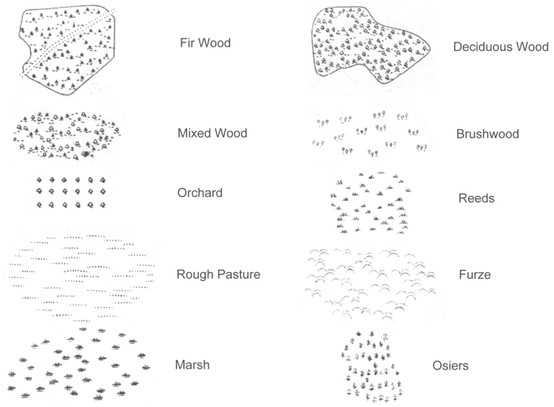
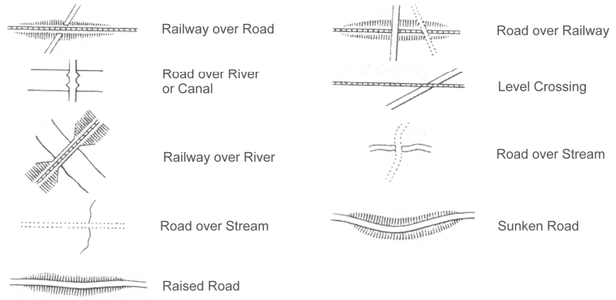
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

County Series 1:10,560 scale

VEGETATION

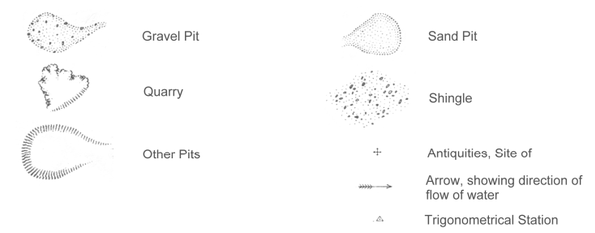


ROADS



RAILWAYS

GENERAL FEATURES



BOUNDARIES

National Grid 1:10,000 scale

HEIGHTS (METRES)

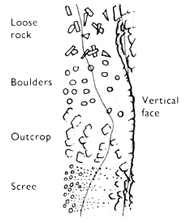
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by: ground survey • 163m; air survey

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

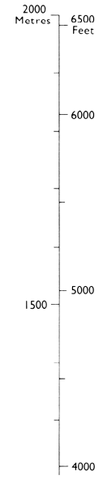
Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

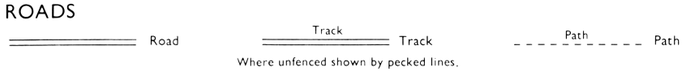
Metres - Feet



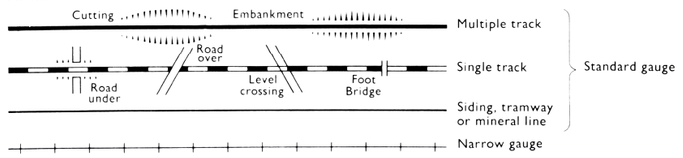
ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

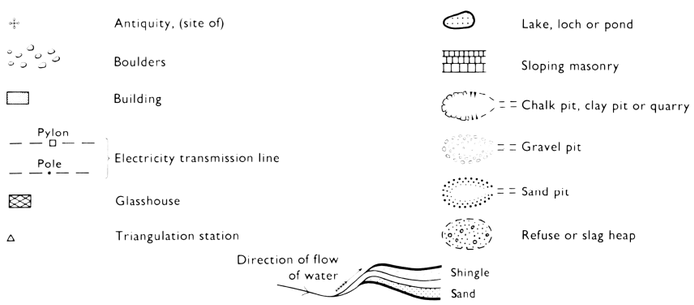
ROADS



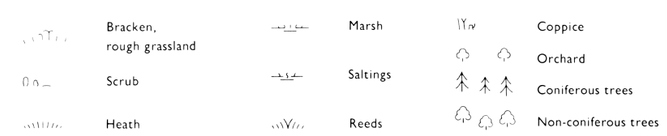
RAILWAYS



GENERAL FEATURES



VEGETATION



In some areas bracken ( ) and rough grassland ( ) are shown separately.

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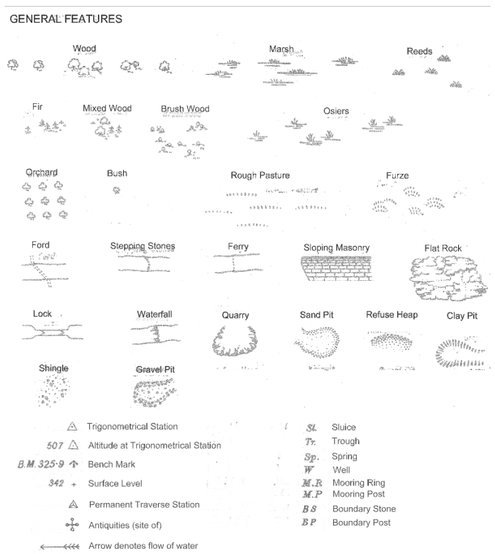
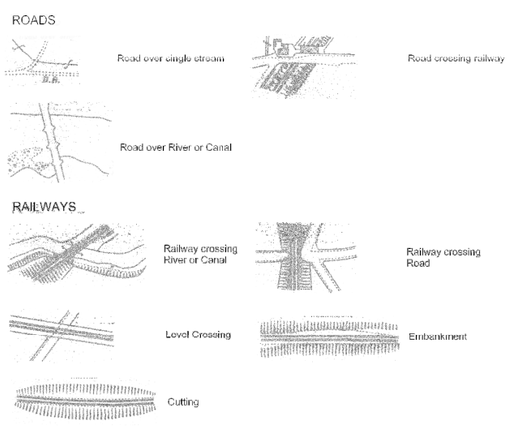
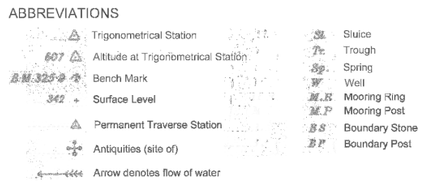
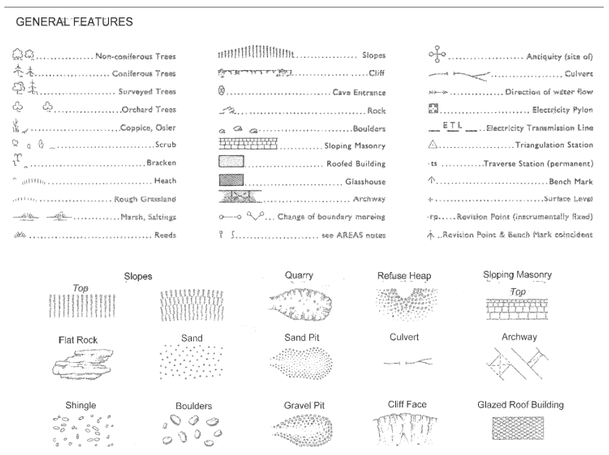
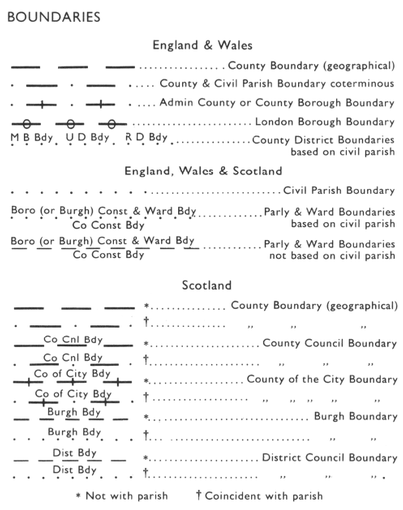


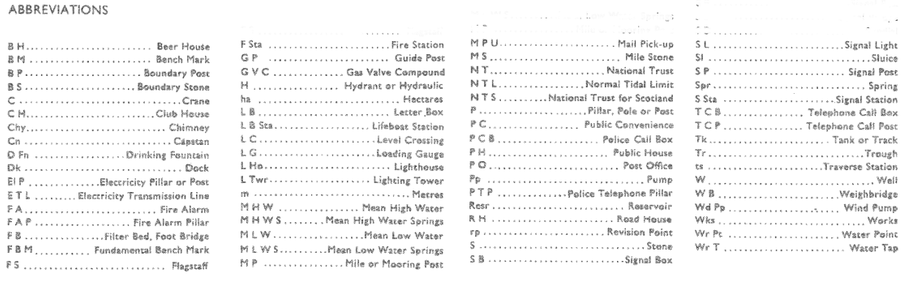




National Grid 1:2,500 / 1:1,250 scale







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Historical Map Pack Legend

County Series

1:1,250 scale

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County Series & National Grid

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